



OFFICE WAREHOUSE FLEX SPACE FOR SALE – FOR LEASE WE BUILD TO SUIT

PROJECT HIGHLIGHTS

- ✓ Stop paying rent. Invest in yourself. Own your Business Property!
- ✓ Fully Finished Buildings and Small Suites or Shell condition Buildings and Suites
- ✓ Full Customization Available. Build to Suit!
- ✓ Available Sizes 1,250 - 45,000 SF +/-
- ✓ Fantastic accessibility to Ft. Cavazos, Killeen, Copperas Cove, Belton, Temple, Georgetown, Austin, San Antonio, DFW, Houston
- ✓ Ample natural daylighting in the warehouse and large storefront glazing in the offices.
- ✓ Option to buy paved & enclosed yard space in later phases
- ✓ Option to add Mezzanine Level
- ✓ Insulated exterior walls with options to add HVAC in the warehouse.
- ✓ High Speed Fiber Internet Access
- ✓ 3 Phase Power
- ✓ Landscaping, Trash service, Water, Sewer included in Owners Association Dues
- ✓ Professional Property Management
- ✓ Units available Summer 2025



Workspace USA specializes in affordable office/warehouse **"Flex Space"**. We offer modern, attractive exteriors in multiple sizes, configurations, and finish options to meet your business and personal needs now and as you grow. We work with our owners to make sure each complete building or small bay suite, whether large or small, accommodates your specific needs. Every interior is as

different as the owner that occupies it. Whether you need expansive warehouse storage or a brick-and-mortar office outside your home, our Flex Space offerings are fully customizable, so you can make it your own. Let our skilled design and construction crews execute your dream or purchase your building or suite in "Shell" configuration and complete the finish out yourself.

FOR PROJECT SALES AND RESERVATIONS

Mason Turner	Cayce Turner Rikken	Steve Turner
Cell: 512-630-9673	Cell: 512-993-5522	Cell: 512-632-9225
Mason@turnerprop.com	Cayce@turnerprop.com	Steve@turnerprop.com

GENERAL INFORMATION

Steve Richmond
Cell: 512-844-1364
Steve@WorkspaceUSA.com

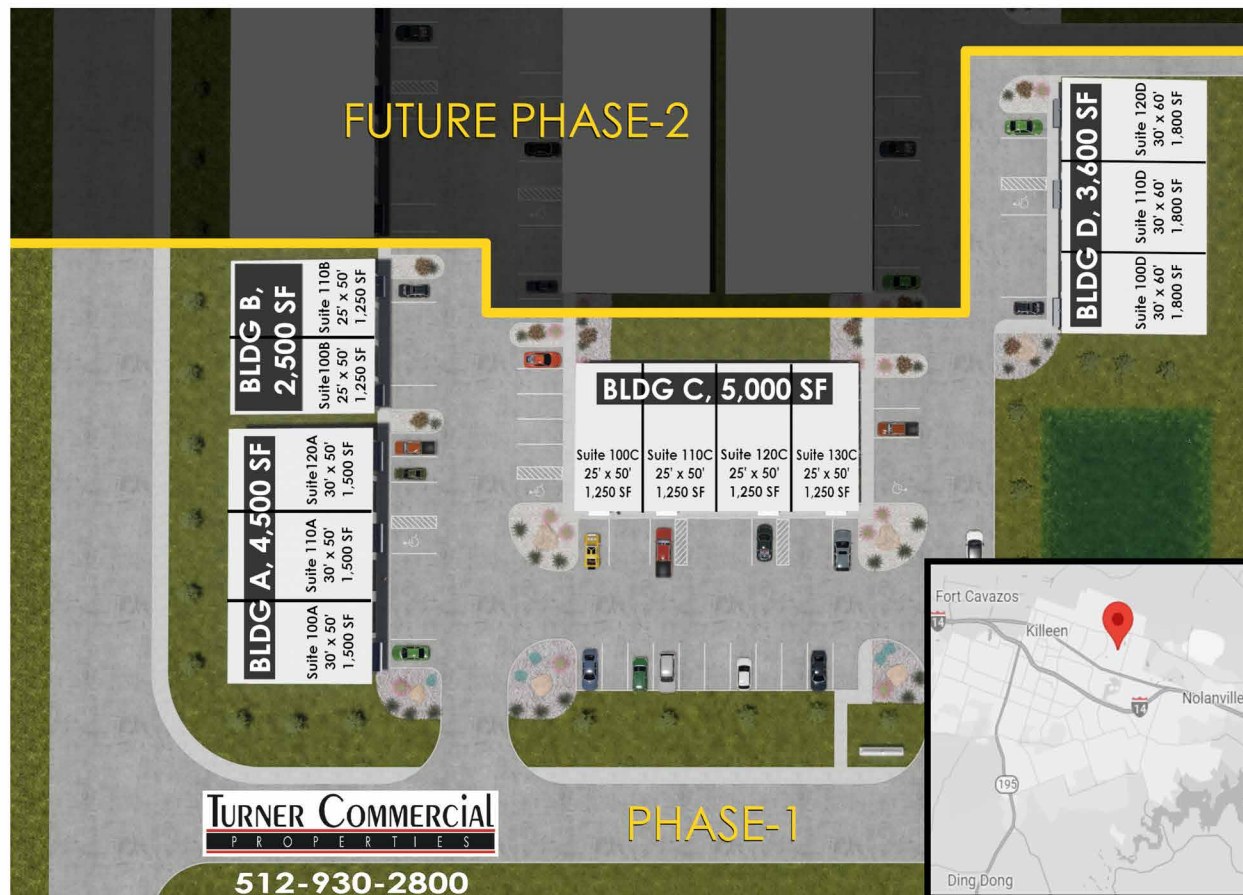
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workspaceusa.com
512-930-2800



PHASE 1, KILLEEN

**704 Progress Drive
Killeen, TX 76543**

www.workspaceusa.com



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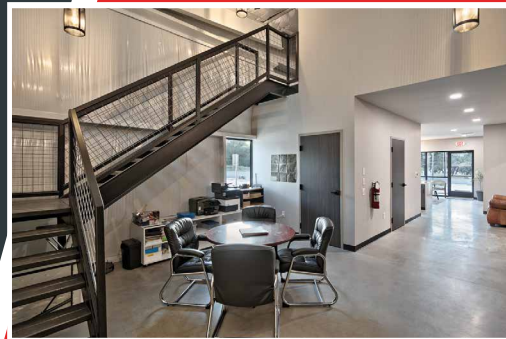
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FLEX SPACE designed specifically for YOU

- ▶ Construction and Service Industries
- ▶ Office Space
- ▶ Light Manufacturing and Assembly
- ▶ Creative Space
- ▶ Warehouse and Wholesale Distribution
- ▶ E-Commerce
- ▶ Architects/Engineering Offices
- ▶ Last-mile Logistics
- ▶ Showroom, Studio and Display
- ▶ Man Cave Hangouts
- ▶ Car Collections
- ▶ Luxury RV and Boat Storage
- ▶ Small specialty retail space
- ▶ General storage
- ▶ Records and business inventory storage
- ▶ Trailer, tool, and equipment storage
- ▶ Maker Space for Craftsmen
- ▶ Personal Workshop



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Project and Building Features



SHELL CONDOMINIUM UNIT FEATURES INCLUDE:

Opportunity to purchase full buildings or individual shell condition suites.

- **Three Phase Electrical** - Delivered to site with the capacity to add multiple meters per building.
- **Plumbing** - roughed in to the building ready for your customization with foundation leave out for future expansion.
- **Single Pitch Roof** - 22' - 24' +/- feet front elevation & 18' - 20' +/- rear elevation.
- **Grade Level Sectional OH Doors** - Each unit includes a 12' W x 14' H with view lites.
- **Grade level Windows and High Clerestory windows** in the warehouse
- **Storefront entry door** and sidelites in the front room with fixed windows on end units walls.
- **Insulated Exterior Walls** - Ability to climatize the entire building.
- **Standard Workspace Blade Signage** at each unit with option for signage on storefront.
- **Each unit** has a reserved spot on the **entry monument sign.**

FULLY FINISHED CONDOMINIUM UNIT FEATURES INCLUDE:

Opportunity to purchase finished buildings or fully finished individual suites.

- Fully finished **interior office space.**
- **Heat pumps** in office areas.
- Fully finished **ADA compliant restrooms.**
- **Breakroom** with sink, refrigerator space, upper and lower cabinetry
- Optional **Islands**
- **Mezzanine Level**
 - An optional 2nd level metal frame and decked concrete floor mezzanine.
 - Optional Mezzanines includes steel staircase access.
- **Ample natural lighting** - grade level and clerestory windows in Warehouse areas and energy conserving LED lighting



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PHASE 2 AND 3 FULL BUILDING OPTIONS

SHELL CONDOMINIUM UNITS & FULLY FINISHED CONDOMINIUM UNITS

We can provide an unlimited number of options including:

- ✓ floor finishes
- ✓ ceiling treatments
- ✓ interior window walls
- ✓ custom lighting
- ✓ upgraded plumbing
- ✓ full kitchen
- ✓ additional restrooms
- ✓ second floor
- ✓ offices and restrooms
- ✓ electric OH door operators
- ✓ big ass warehouse fans
- ✓ railings
- ✓ stairs
- ✓ landings
- ✓ wall treatments
- ✓ cabinets

if you can dream it, we can build it.

SEE OUR WEBSITE FOR SHELL OR FULLY FINISHED BUILDING AND SUITE PRICING.



Call with Questions regarding Phase 1 available options for custom designs and finish out as well as questions about custom designs for any size building or configuration in Phases 2 and 3.

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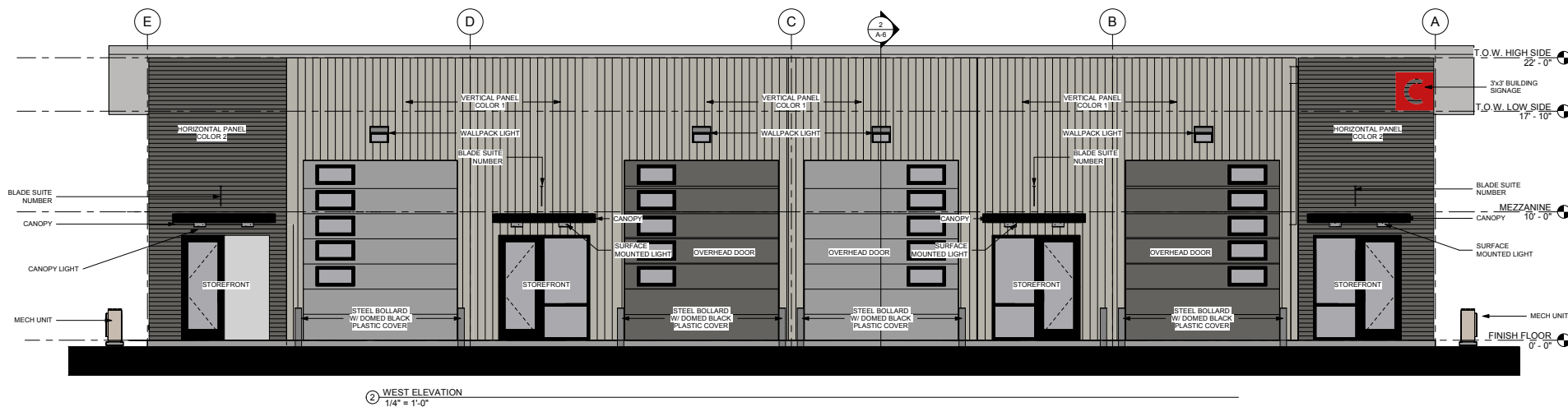
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PHASE 1 - BUILDING DESIGNS

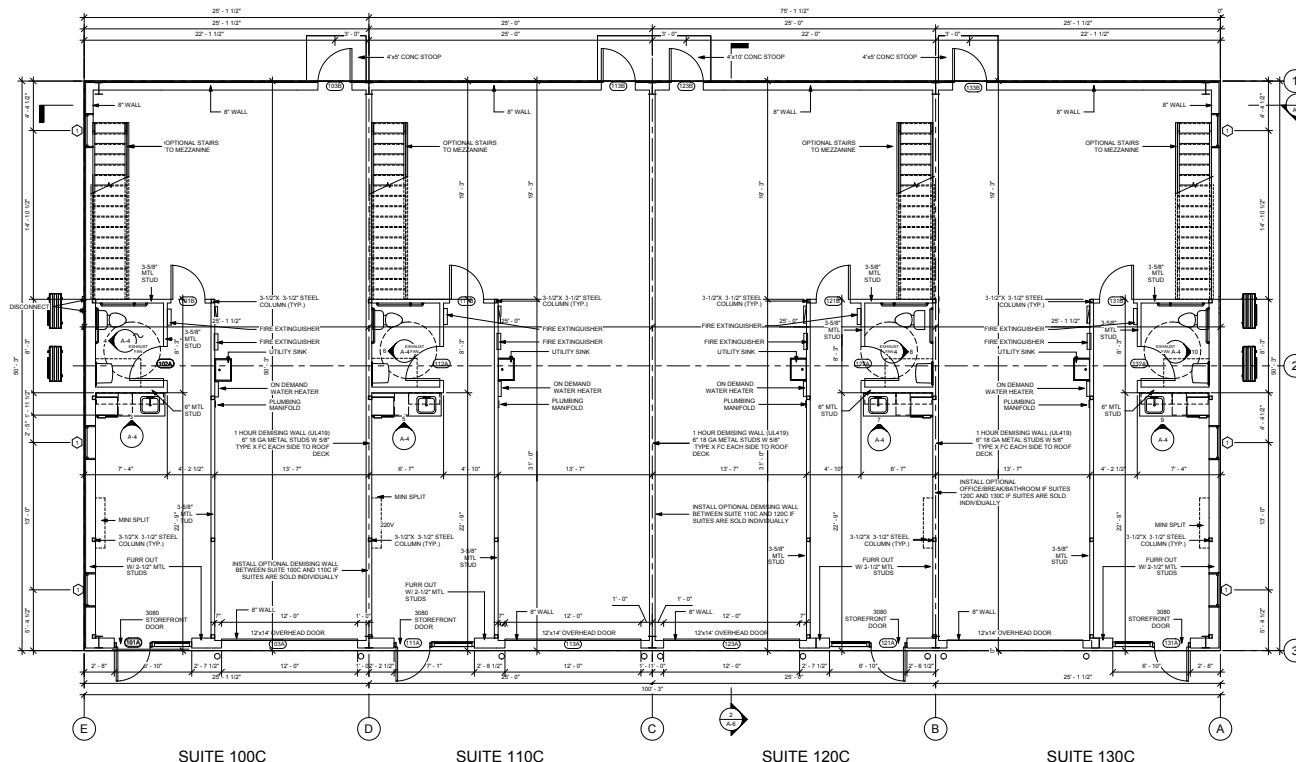


Building A – 4,500 SF
divisible up to three suite
1,500 sf each

Building B – 2,500 SF
divisible up to two suites
1,250 sf each

Building C – 5,000 SF
divisible up to 4 suites –
1,250 sf each

Building D – 5,400 sf
divisible up to 3 suites
1,800 sf each



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Renting vs. Owning

Are you tired of renting space month after month, year after year, with nothing to show but canceled checks?

Are you sick of getting hit with annual rent increases and tired of spending your hard-earned money improving your landlord's property? Let's face it. When you rent, you are still paying for the property and operating expenses but receiving none of the long-term benefits of equity and appreciation.

❏ As commercial real estate becomes more expensive and available real estate product dwindles, flexible office, storage, and workshop space continues to appreciate at a premium. A **Workspace USA Flex Space Condominium** is a real estate investment that will appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

❏ If your condo is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

After the initial down payment, the costs of ownership are normally less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.

Other benefits of owning rather than renting include the following:

- ✓ Rental rates will only continue to rise, so now you can enjoy no annual rent increases!
- ✓ Reap the tax advantages of owning versus leasing.
- ✓ Realize property appreciation, build equity, recapture your investment, and ultimately profit!
- ✓ Hedge against inflation with low, fixed monthly payments.
- ✓ Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- ✓ Individual control of your space and its design.
- ✓ Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.
- ✓ A low-risk investment to provide future cash flow and retirement income.

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Lease and Rental Options

Workspace USA offers multiple leasing options, but why rent space when buying and owning can ultimately cost less? **You can recoup your investment when you wish and potentially create appreciation and wealth.**

Are you keen on purchasing but just need a little more time to save up for a down payment? **Talk to us about a lease-purchase that allows you to move in with a lease and later convert that lease to a purchase contract.** In many cases, we can structure a lease-purchase where a portion of your initial lease payments are credited towards your purchase price.

LOAN CONTACT

Contact Randy Sutton, Cadence Bank | 254/258-3171
4103 E Central Texas Expressway | Killeen, Texas 76543

FINANCING

Do you need financing? Our local lenders already know and love our projects. They are available to discuss a mortgage for your Workspace USA purchase, or you may have your own financing resources.

Get in Touch!

location

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phone number

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website

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social media



for project sales and reservations

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