



Killeen Economic Development Corporation

Commercial Office

Location:Killeen Business Park
Address: 703B Swanner Loop
City:..... Killeen
Total Square Feet: 18,481

Agent/Owner: Killeen Economic Dev. Corp.
Contact: Phyllis Gogue
Address: One Santa Fe Plaza Drive
City/State: Killeen, Texas
Phone:..... 1-(800) 869-8265
Email: pgogue@gkcc.com

Directions: Less than 4 miles to Interstate 14/HWY 190. Exit the Interstate on Stan Schlueter Loop, proceed North, turn left on MLK Blvd., pass Veterans Memorial Blvd. The Killeen Business Park is on the east side of Twin Creek.



KILLEEN BUSINESS PARK 254.526.9551

Z-Systems	Teleperformance USA
Blackboard	Raytheon
Kyrish Government Group	First Community Services
First National Bank Texas	Pepsi Cola Distribution
Ferguson Waterworks	Central Transportation
Ward North American Van Lines	Z Modular®

Building Features

Rare opportunity to lease Killeen Business Park office space. First floor split space with 12,000 SF office and 6,000 SF adjoining warehouse. Split-system HVAC, separate meters for water, electric and gas. Currently, 15 offices with conference room, private kitchen and private restrooms. Offices have modern furniture and heated warehouse with racks and cages. Office furniture and equipment are included in the lease. Two bay doors with drive up ramps. Exterior parking for 104 employees. Landlord will upgrade facility to meet current ordinances and, in addition, consider a tenant improvement allowance. Local incentives available for job creation. First National Bank Texas is adjoining tenant with 21,247 SF and 100 employees.

Available Space:18,481 sq. ft.
MFG/Whse Sq. Ft:6,000 sq. ft.
Construction Date:..... 2003
Type Construction: Tilt Wall
Ceiling Height:..... Warehouse 30'; Office 18'
Sprinkler System: Yes
Truck Loading: 1 **Dock High:** Yes
Number of Doors: 2 Bay doors with drive up ramps

Air Conditioning:.. Yes **Warehouse**..... No
Heating:..... Yes **Warehouse**..... Yes
Electric Service: .. Yes-TXU. **Volts:** 110/220

Parcel #:171672
City:..... Killeen, TX 76543

Inside City Limits:..... Yes
Type Zoning:M1
Lot Size:7.84 acres
Column Spacing or Bay Size:
Rail Siding: No
Truck Wells:..... 1 **Grade Level:**
Office:..... Yes
Dedicated Parking Spaces:..... 104
Gas Main Size: 2"

Lease Price /Terms: Negotiable