

1255 Industrial Park Rd

Belton, Texas 76513

3,100 - 7,900 SF

\$12.00/SF/YR NNN · \$1.00/SF/MO



\$43,180

Maximum co-brokerage commission on this listing.

Paid to the cooperating broker in one payment — no 50/50 split, no holdback to occupancy. Tiered by term, at the asking rate. Full schedule and conditions on page 2.

Property at a glance

Total available	7,900 SF, divisible to 3,100 SF
Asking rate	\$12.00/SF/YR, triple net
Lease term	1–10 years
Ceiling height	Approx. 9 ft finished
Climate control	HVAC throughout, both buildings
Power	Three-phase
Loading	Dock-high in Bldg 2; dock can be added to Bldg 1
Construction	Steel, built 1982
Zoning	Light industrial
Availability	Bldg 1 immediate · Bldg 2 thirty days



Sealed concrete floor, drop ceiling, conditioned throughout. Building 1, main area.

Building 1 4,800 SF

\$4,800 / month

- Two open work areas
- Private office with interior window
- Breakroom and restroom
- Secure storage room
- Ramp entrance, garage door
- Dock can be added

Building 2 3,100 SF

\$3,100 / month

- Open warehouse area
- Dock-high loading dock
- Stair entrance
- Conditioned throughout
- No office or restroom

Combined 7,900 SF

\$7,900 / month

- Demising wall removes to create one contiguous space
- Office, breakroom, restroom and dock all included
- Two additional buildings on site for future expansion

Location

Belton Industrial Park · Bell County



Infill site in Belton Industrial Park, one block off Commerce Street and minutes from I-35 and US-190 — central to the Temple, Belton, Killeen and Fort Hood trade area.

- Neighbors include SRS Distribution, Quality Builders, Belltec and Hectil
- Walmart, H-E-B Plus and Loop 121 retail within one mile
- University of Mary Hardin-Baylor immediately southwest
- Central Texas Council of Governments nearby

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Information deemed reliable but not guaranteed.

Square footages approximate. Subject to change or withdrawal.

Co-brokerage commission schedule

Offered to licensed cooperating brokers

The owner has authorized an above-market commission to the broker who brings the tenant. It scales with lease term and is calculated on total base rent. Figures below are for the full 7,900 SF.

Lease term	Total base rent	Tier	At the asking rate	With concessions
12 – 23 months	\$94,800	4%	\$5,000	\$5,000 minimum applies
24 – 35 months	\$189,600	5%	\$9,480	\$7,584 flat 4%
36 – 59 months	\$284,400	6%	\$17,064	\$11,376 flat 4%
60 months or more	\$474,000	7%	\$33,180	\$18,960 flat 4%

Base rent shown at the minimum term in each band. **Concessions column:** if the owner grants a concession — a rate reduction, free rent, an allowance, or capital work such as adding a loading dock to Building 1 — a flat 4% of total base rent replaces the tier. Bonuses below still apply in either case. Minimum commission of \$5,000 applies throughout.

Single-building deals

Space	36 months	60 months
Building 1 — 4,800 SF	\$10,368	\$20,160
Building 2 — 3,100 SF	\$6,696	\$13,020
Combined — 7,900 SF	\$17,064	\$33,180

At the asking rate. Where a concession applies, the flat 4% yields: Bldg 1 \$6,912 / \$11,520; Bldg 2 \$5,000 / \$7,440; Combined \$11,376 / \$18,960. The \$5,000 minimum applies to any qualifying lease regardless of size, term or rate.

How it is paid

- **One hundred percent in a single payment** once the owner has received the security deposit and first month's rent. No 50/50 split and no holdback to occupancy.
- **Calculated on gross base rent** over the full term, including scheduled escalations. No deduction for free rent and no present-value discount.
- **Triple net charges are excluded** from the commission calculation. Tenant pays taxes, insurance and CAM separately as additional rent.
- **Renewals pay 3%; expansions pay the full tier rate.**
- **Remitted within five business days** of the listing broker's receipt of funds from the owner.
- **No clawback** if the tenant defaults after taking occupancy.

Bonuses, stacked on the tier

\$5,000 · whole property A single tenant leases the full 7,900 SF.
\$5,000 · early execution Lease fully executed on or before December 31, 2026.
\$43,180 · maximum Sixty-month lease of the entire 7,900 SF at the asking rate, executed inside the bonus window: \$33,180 plus both bonuses. Same deal with a concession: \$28,960.

Registering a prospect

- Email the prospect name to the listing broker **before the first tour**. Registration is confirmed in writing and holds for 12 months.
- **Terms lock on confirmation.** The schedule in effect when a registration is confirmed governs that prospect for the full registration period.
- Commission is payable to the cooperating **broker**, not to an individual agent.
- A written co-brokerage agreement is executed before the lease is signed.

Register a prospect or schedule a tour

Tours available on short notice, including evenings and weekends. Floor plans, site plan and full photo set available on request.

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Commission terms. The tier schedule applies to a lease executed at the full asking rate of \$12.00/SF/YR triple net with no landlord concession. If the lease is executed below the asking rate, or includes free rent, a tenant improvement or moving allowance, or capital work performed by the owner — including adding a loading dock to Building 1 — a flat 4% of total base rent replaces the tier rate; the bonuses and the \$5,000 minimum apply under either scenario. Commission is calculated on gross base rent including scheduled escalations, and excludes triple net charges (taxes, insurance, CAM), utilities, percentage rent, deposits and other additional rent. Payment is due in full once the owner has received the security deposit and first month's rent, and is remitted within five business days of the listing broker's receipt of those funds. Commission is payable only to a broker licensed in Texas or another state, and only to the brokerage entity — never to an individual sales agent. The cooperating broker must register the prospect in writing before the prospect's first tour or first substantive contact with the listing broker or owner, must be the procuring cause, and must execute a written co-brokerage agreement before the lease is signed. Registration holds 12 months and the schedule in effect at confirmation governs that prospect for that period. The cooperating broker is responsible for any disclosure of this compensation required to its own client. The commission obligation is the owner's. This offer is negotiable and may be modified or withdrawn prior to a confirmed written registration. Commissions are not set by law or by any board or association of REALTORS®. **Property information.** Square footages, dimensions, ceiling heights and specifications are approximate and not independently verified. Information was obtained from sources deemed reliable but is not guaranteed, and is subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice. Texas Ally Real Estate Group represents the owner.

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