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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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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