



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

4509 SWANNER LOOP, KILLEEN, TX 76543

10,000+/- SF | 2.65+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is proud to present a fully leased 10,000 SF industrial tilt-wall building located in the Killeen Industrial Park. The property is leased to TriTechne, serving clients throughout the Central Texas corridor. TriTechne has operations spanning coast to coast with this location specializing in the building, expanding, and maintenance of Network Components with over 500 million end customers serviced.

- Tilt wall
- Fully conditioned
- Gated yard
- 2 roll up doors
- Yard ramp
- Built out office

PROPERTY HIGHLIGHTS

LOCATION

4509 Swanner Loop, Killeen, TX 76543

PROPERTY TYPE

Industrial

ZONING

M-1

MARKET

Killeen Industrial Park

AVAILABLE SPACE

10,000+/- SF

LOT SIZE

2.65+/- Acres

CAP RATE

6.27%

ASKING PRICE

Call for Pricing



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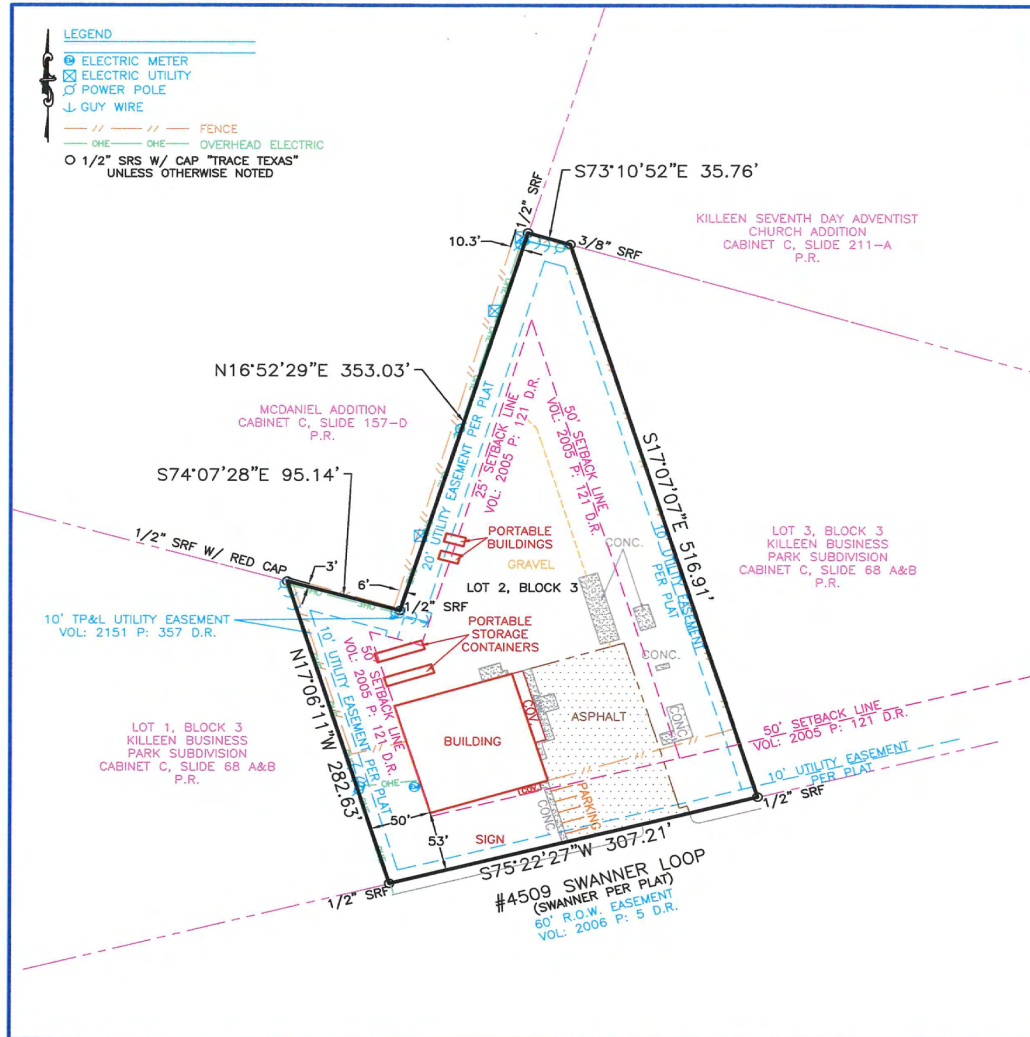
PHOTO GALLERY



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SITE PLAN



LOT 2, BLOCK 3, KILLEEN BUSINESS PARK SUBDIVISION, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS PER FINAL PLAT OF SAID RECORDED IN CABINET C, SLIDE 68 A&B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

MONTEITH ABSTRACT & TITLE CO. - G.F. NO. OR FILE NO. 24-4681 - EFFECTIVE DATE: DECEMBER 9, 2024

NOTES ACCORDING TO SCHEDULE "B"

RESTRICTIONS RECORDED IN VOLUME 2005, PAGE 121 O.P.R. & VOLUME 2636, PAGE 198 O.P.R.

G. EASEMENT TO CITY OF KILLEEN OF RECORD IN VOLUME 1371, PAGE 154, DEED RECORDS OF BELL COUNTY, TEXAS AND AS SET OUT ON PLAT OF RECORD IN CABINET A, PAGE 90-B, PLAT RECORDS OF BELL COUNTY, TEXAS. - DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT.

I. EASEMENTS TO TEXAS POWER AND LIGHT COMPANY OF RECORD IN VOLUME 2151, PAGE 357, DEED RECORDS OF BELL COUNTY, TEXAS. - SHOWN HEREON.

EASEMENTS TO TEXAS POWER AND LIGHT COMPANY OF RECORD IN VOLUME 564, PAGE 616, VOLUME 568, PAGE 226, VOLUME 950, PAGE 564, VOLUME 995, PAGE 407, VOLUME 1030, PAGE 833, VOLUME 2005, PAGE 130 - DO NOT APPEAR TO AFFECT THE SUBJECT TRACT.

J. EASEMENT TO CITY OF KILLEEN OF RECORD IN VOLUME 845, PAGE 294, AND VOLUME 2005, PAGE 877, DEED RECORDS OF BELL COUNTY, TEXAS. - DO NOT APPEAR TO AFFECT THE SUBJECT TRACT.

K. RIGHT OF WAY EASEMENT TO THE CITY OF KILLEEN OF RECORD IN VOLUME 2006, PAGE 5, DEED RECORDS OF BELL COUNTY, TEXAS. - SHOWN HEREON.

I. EASEMENT TO LONE STAR GAS COMPANY OF RECORD IN VOLUME 499, PAGE 397, DEED RECORDS OF BELL COUNTY, TEXAS. - BLANKET EASEMENT MAY AFFECT THE SUBJECT TRACT.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83.

THE SURVEY AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2024. THERE ARE NO SUBSTANTIAL VISIBLE APPURTENANCES, EASEMENTS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

CALEB K MOONEY R.P.L.S. 6991
PROJECT 2012

TRACE TEXAS LAND SURVEYING ~ T.B.P.E.L.S. FIRM NUMBER 10194801
4300 W. WACO DR. STE. B2 WACO TX 76710 ~ 254.749.1929

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83.

P.R. - PLAT RECORDS OF BELL COUNTY, TEXAS.
O.P.R. - OFFICIAL PUBLIC RECORDS BELL COUNTY
BCC# - BELL COUNTY CLERK'S FILE NUMBER



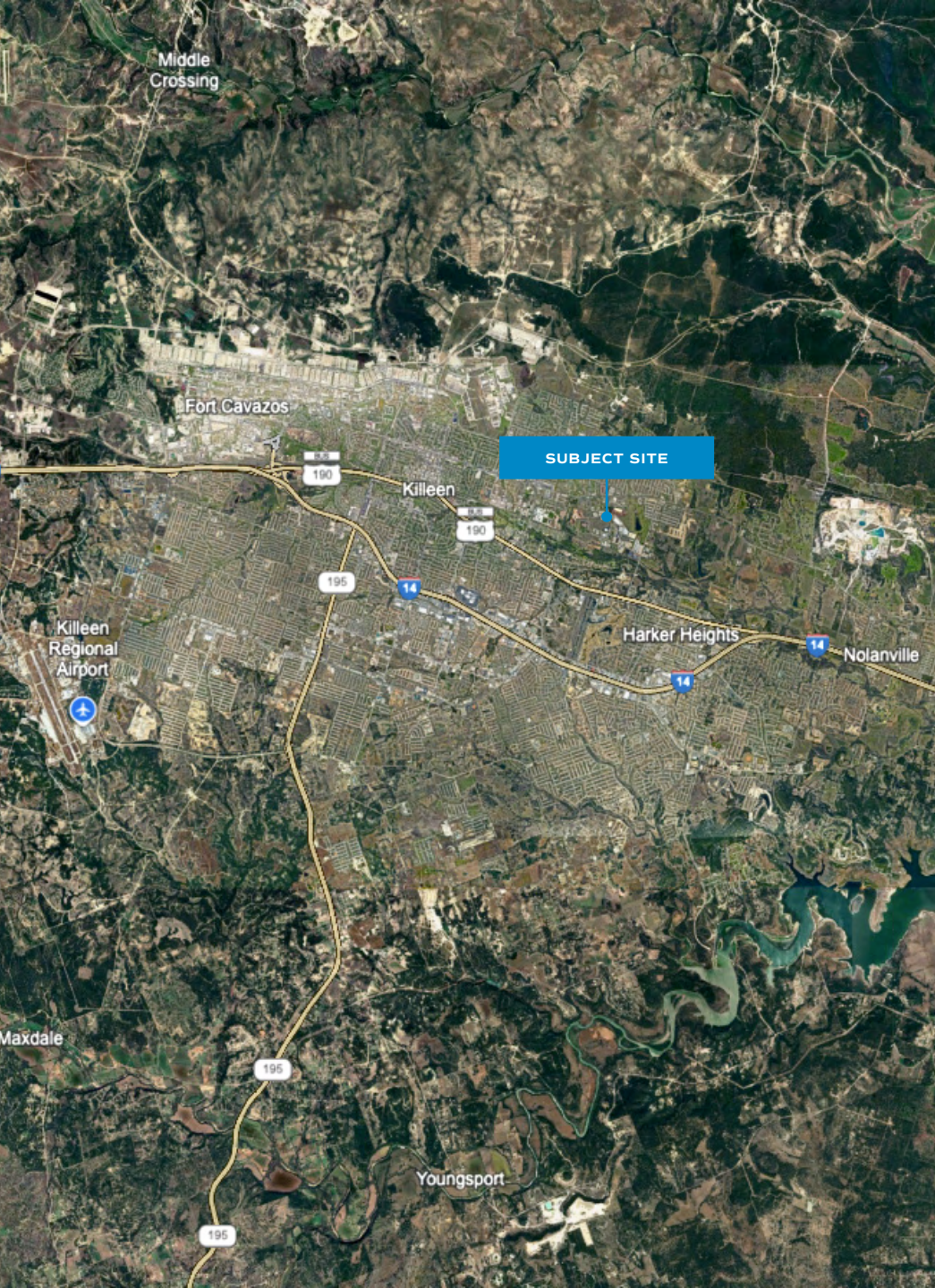
SURVEYED 12/18/24



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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