

Loop340Shops.com

**605 East Loop 340
Bellmead (Waco), Texas 76705-3482
[\(254\) 799-4941](tel:2547994941)**

Industrial Buildings for Lease on East Loop 340

**- fenced and gated 20.53 acre site -
- 833 feet of East Loop 340 frontage -
Bellmead (Waco), Texas**

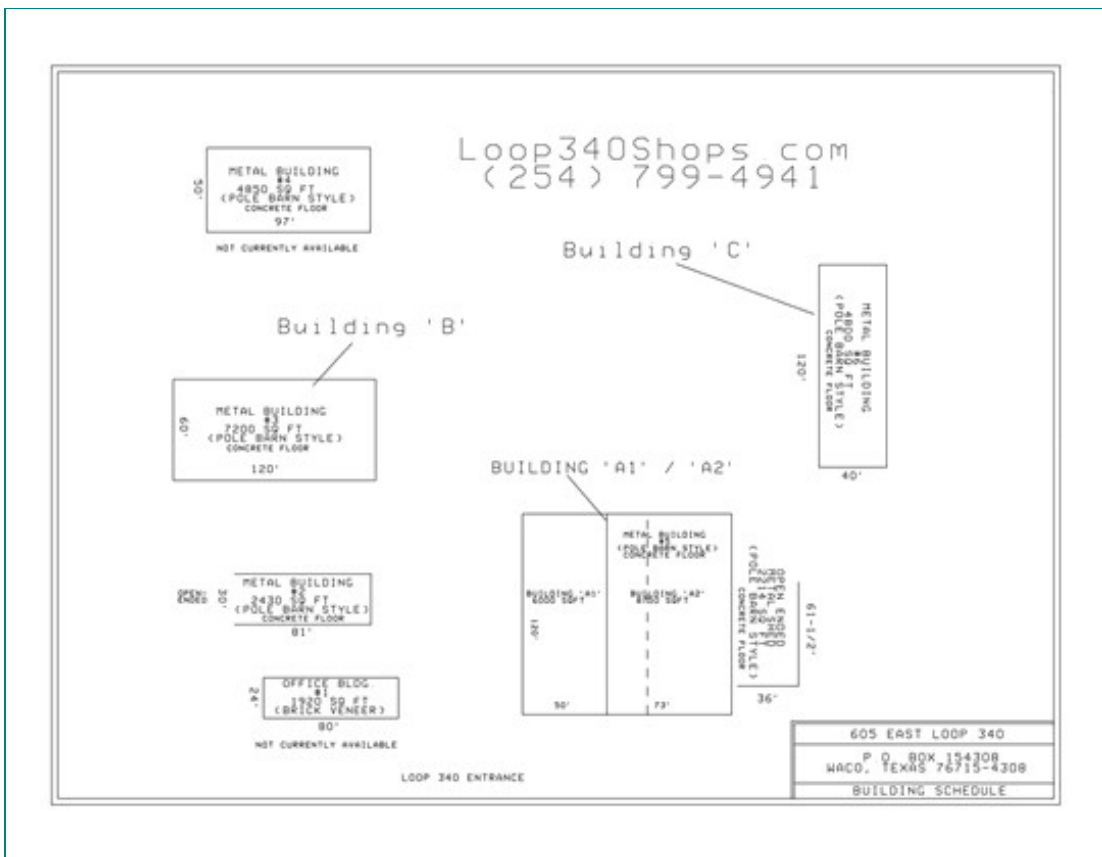
**Three (3) Sizes Available
- 6,000 sq.ft. / 7,200 sq.ft. / 4,800 sq.ft -**



**Located On Loop 340 in Bellmead
- (4) Lane plus Center Turn Lane Access -**



Building Schedule



Lease Rates / Building Specifications

Building 'A1' - \$1,680.00 / month NNN (\$.28/sq. ft. - (1) year lease)

- **available June 1, 2024 - Renewal Pending** - [waiting list]
- 6,000 square feet (120 feet x 50 feet)
- corrugated steel panel construction
- concrete floor
- multiple high height access doors - (13 feet 4 inches clear door height)
- 3-phase 120/240 Volt Wiring
- fluorescent overhead lighting
- city water
- restroom on septic system
- skylights for natural lighting

Building 'B' - \$1,875.00 / month NNN (\$.26/sq. ft. - (1) year lease)

- **available April 15, 2025** - [waiting list]
- 7,200 square feet (60 feet x 120 feet)
- primary use is for storage of materials and equipment, or staging, not operations
- corrugated steel panel construction
- concrete floor
- high height 20 foot wide access doors - (13 feet 8 inches clear door height)
- 3-phase 120/240 Volt Wiring
- fluorescent overhead lighting
- no water
- no restroom
- skylights for natural lighting

Building 'C' - \$1,250.00 / month NNN (\$.26/sq. ft. - (1) year lease)

- **available March 1, 2025** - [waiting list]
- 4,800 square feet (40 feet x 120 feet)
- corrugated steel panel construction
- concrete floor
- high height 20 foot wide access door - (13 feet 10 inches clear door height)
- 3-phase 120/240 Volt Wiring (minimal)
- fluorescent overhead lighting
- no water
- no restroom
- skylights for natural lighting

**Convenient Access to (4) Major Highways
- IH 35 / US 84 / Loop 340 / State Highway 6 -**



Useful Links

City of Bellmead -- Bellmead means Business!

The City of Bellmead prides itself on offering a business-friendly environment.

Visit their website:

[City of Bellmead, Texas](http://www.cityofbellmead.com)

Bellmead EDC -- Financial Incentives!

The Bellmead Economic Development Corporation assists, stimulates and enhances community and economic development in Bellmead, Texas.

Visit their website to find out how they can help your Bellmead-based business.

[Bellmead Economic Development Corporation](http://www.bellmeadedc.com)

Download 'pdf' Files

[Download Building View](#)

[Download Wide View](#)

[Download Building Schedule](#)

[Download Overhead View](#)

Other - Used Concrete Equipment / Telecom Shelter for Sale

Currently on site and available for sale is a large 23' x 36' double-wide concrete equipment / communications / telecom shelter building.

Upon sale, the building will need to be removed from the site.

If you have an interest in the shelter, please visit this page for photographs and more information.

[Concrete Equipment / Communications / Telecom Shelter](#)

More Information

For more information, or to schedule an appointment to see a building, please call [254-799-4941](tel:254-799-4941) during business hours.

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