

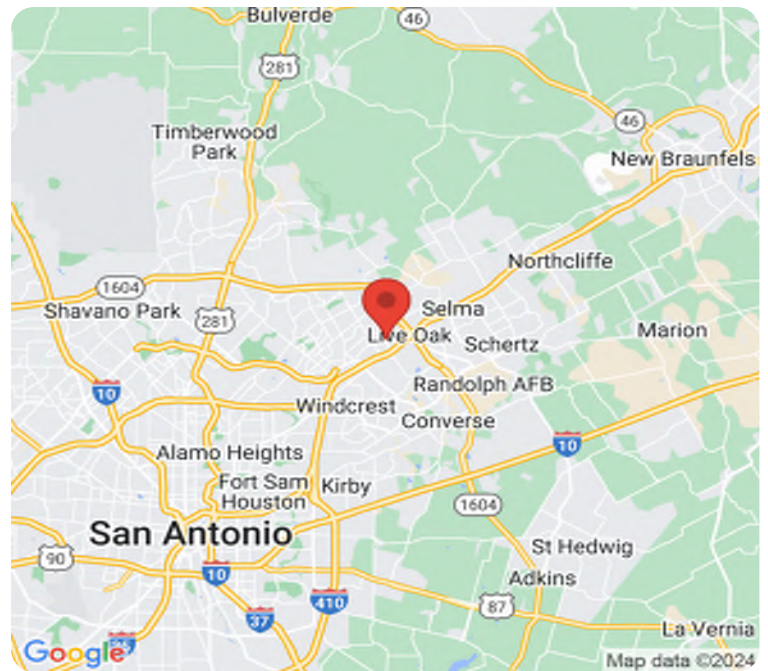


**FOR LEASE**  
**DISTRIBUTION/MFG**

**AVAILABLE SF: 25,000 SF – 55,640 SF**

**PROPERTY DETAILS**

- Under Construction
- Prestigious Master-Planned Industrial Park
- Excellent Location Near IH-35 and Loop 1604
- Rear-Load Distribution
- Dock-High and Grade-Level Loading
- 30' Clear Height
- 47' x 52' Column Spacing
- 32 (9'x10') Dock-High Doors (8 with Pit Levelers)
- 2 (12'x14') Ramped Doors
- 20 Trailer Parking Spaces Available

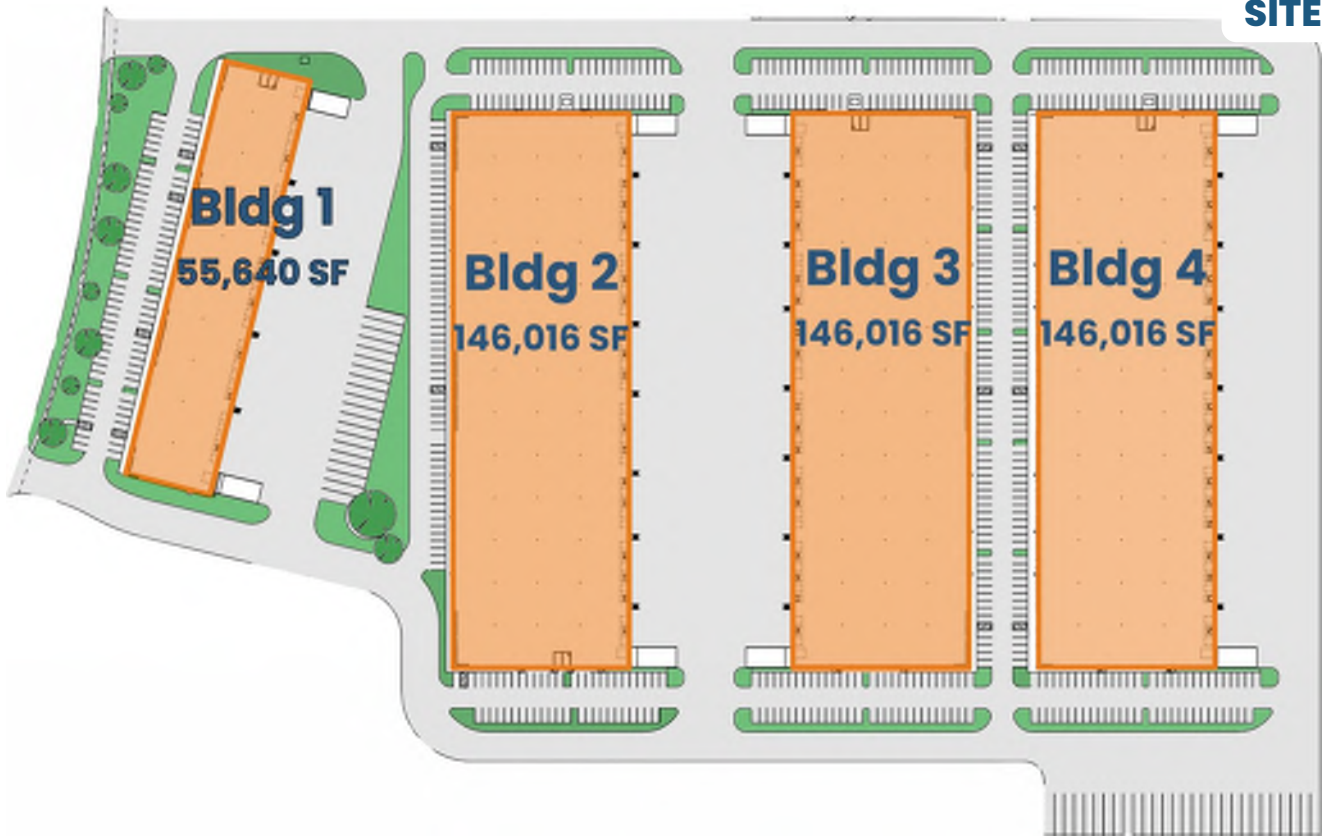


**TY BRAGG**  
(210) 507-2702  
tbragg@cavenderhill.com

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**SITE PLAN**



**AERIAL MAP**

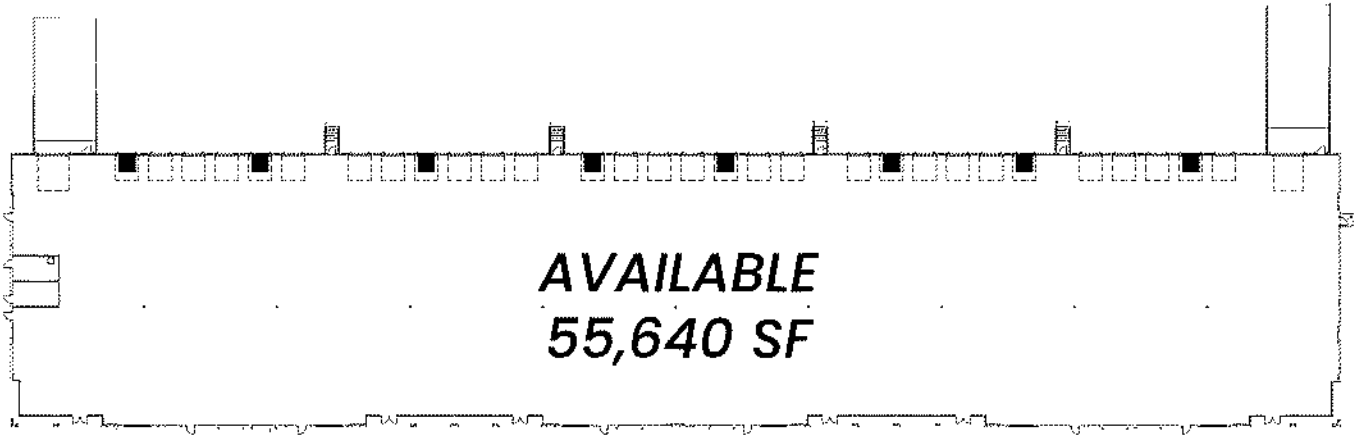


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**Building 1**



**SPACE DETAILS**

**TOTAL SF: 55,640 SF**

- 30' Clear Height
- 6 Grade-Level Doors
- 32 (9'x10') Dock-High Doors (8 with Levelers)
- 84 Parking Spaces and 20 Trailer Parking Spaces
- Finished to Suit



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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.

### TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

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- 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.

### 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 or subagent by the buyer or buyer's agent.

#### AS AGENT FOR BUYER/TENANT:

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#### AS AGENT FOR BOTH - INTERMEDIARY:

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- Must not, unless specifically authorized in writing to do so by the party, disclose:
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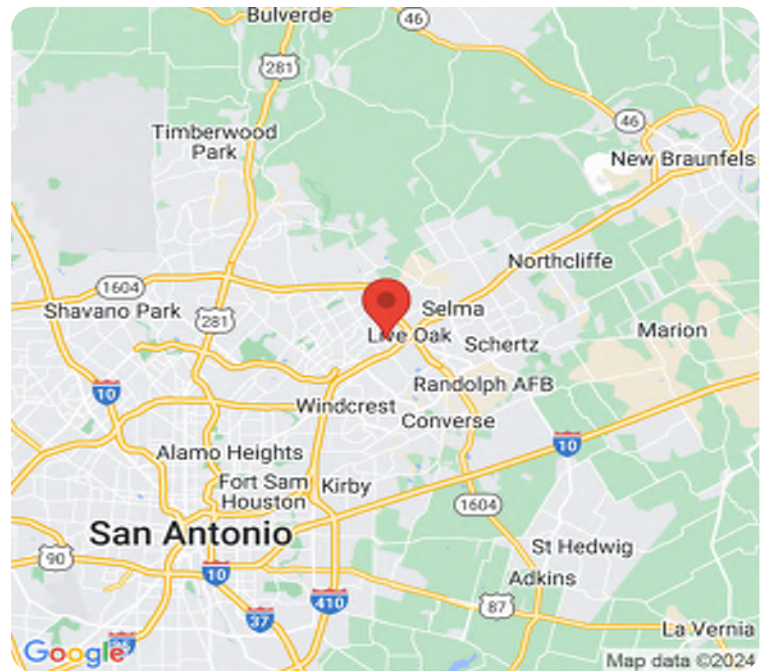


**FOR LEASE**  
**DISTRIBUTION/MFG**

**AVAILABLE SF: 30,000 SF – 146,016 SF**

### PROPERTY DETAILS

- Under Construction
- Prestigious Master-Planned Industrial Park
- Excellent Location Near IH-35 and Loop 1604
- Rear-Load Distribution
- Dock-High and Grade-Level Loading
- 32' Clear Height
- 52' x 52' Column Spacing and 60' Speed Bays
- 43 (9'x10') Dock-High Doors (20 with Pit Levelers)
- 2 (12'x14') Ramped Doors
- ESFR Fire Protection

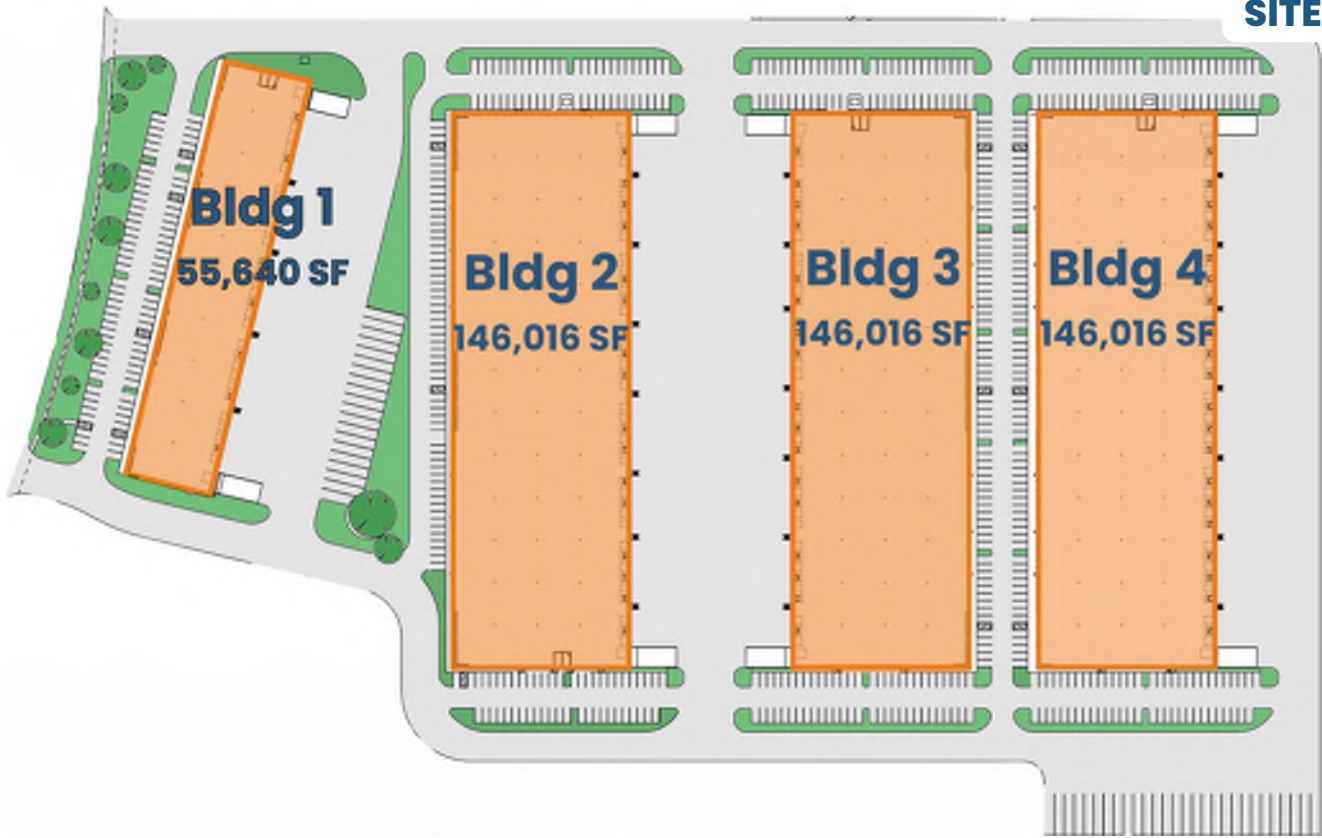


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**SITE PLAN**



**AERIAL MAP**

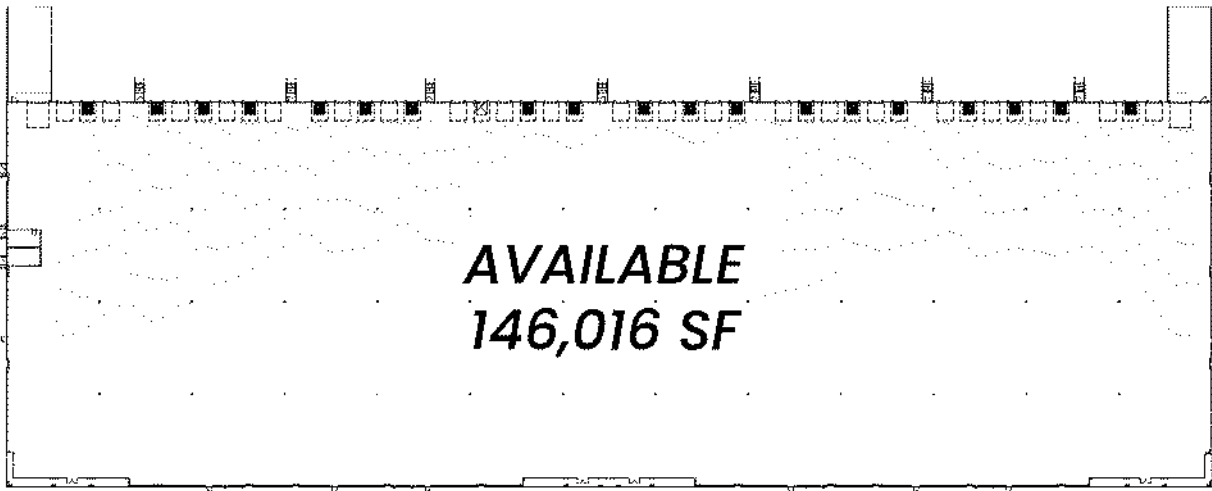


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**Building 2**



**SPACE DETAILS**

**TOTAL SF: 146,016 SF**

- 32' Clear Height
- 4 Grade-Level Doors
- 43 (9'x10') Dock-High Doors (20 with Levelers)
- 158 Parking Spaces
- Finished to Suit



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### AS AGENT FOR BUYER/TENANT:

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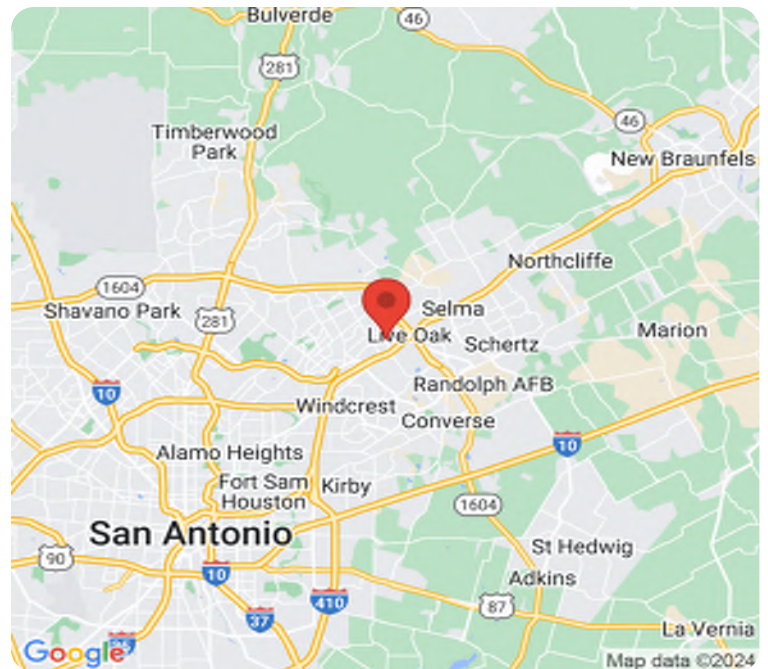


**FOR LEASE**  
**DISTRIBUTION/MFG**

**AVAILABLE SF: 30,000 SF – 146,016 SF**

### PROPERTY DETAILS

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- Excellent Location Near IH-35 and Loop 1604
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- Dock-High and Grade-Level Loading
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- 52' x 52' Column Spacing and 60' Speed Bays
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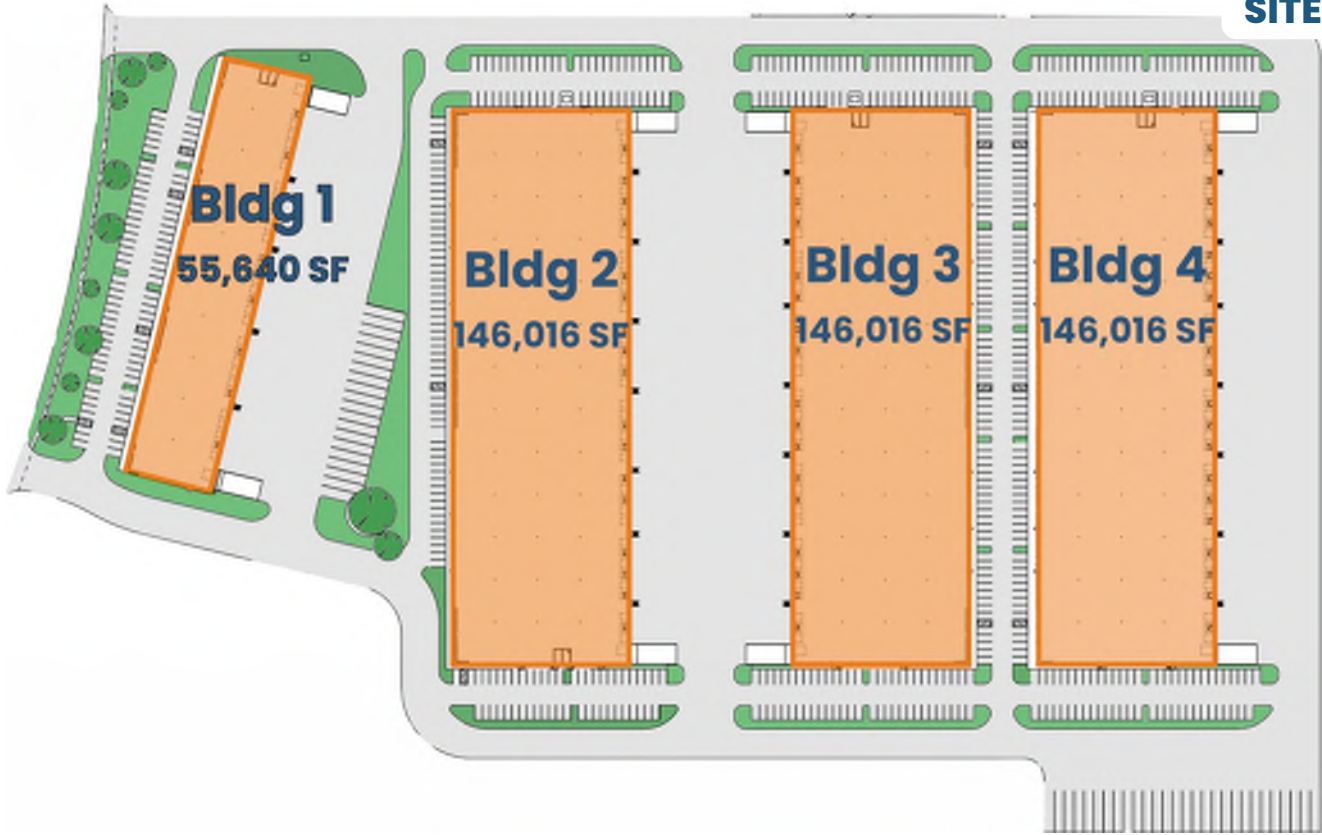


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**SITE PLAN**



**AERIAL MAP**

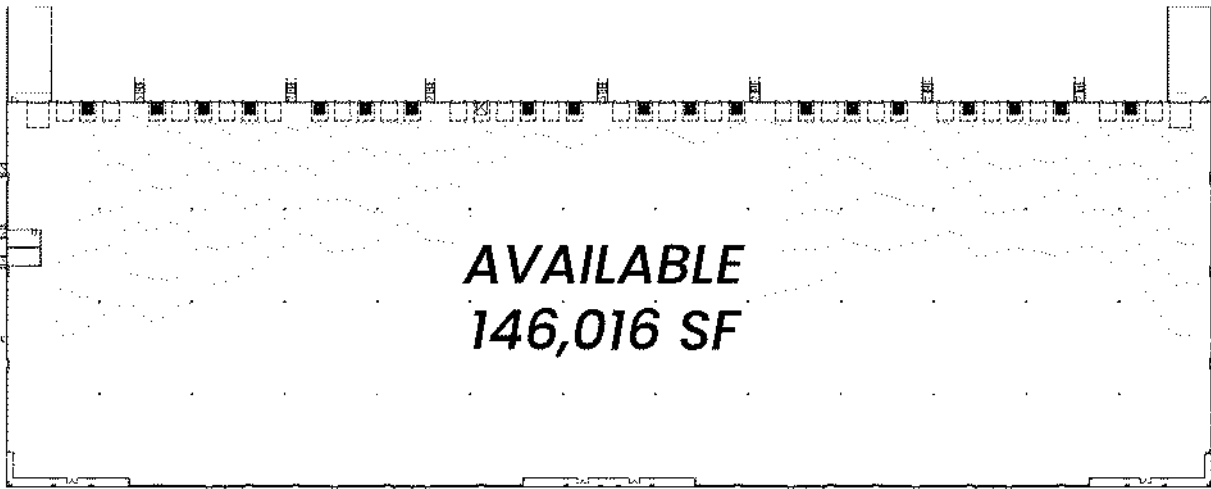


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**Building 3**



**SPACE DETAILS**

**TOTAL SF: 146,016 SF**

- 32' Clear Height
- 4 Grade-Level Doors
- 43 (9'x10') Dock-High Doors (20 with Levelers)
- 183 Parking Spaces
- Finished to Suit



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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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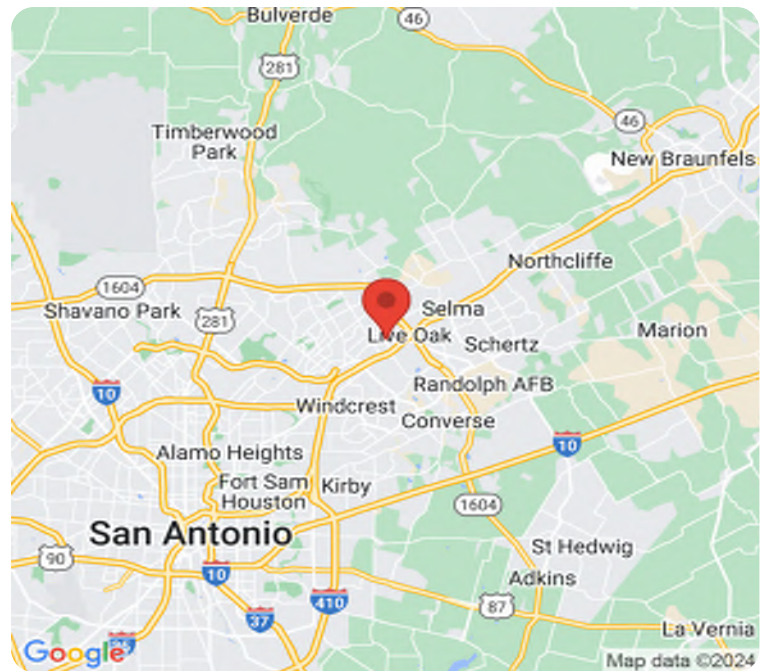


**FOR LEASE**  
**DISTRIBUTION/MFG**

**AVAILABLE SF: 30,000 SF – 146,016 SF**

**PROPERTY DETAILS**

- Under Construction
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- Rear-Load Distribution
- Dock-High and Grade-Level Loading
- 32' Clear Height
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- 28 Trailer Parking Spaces Available

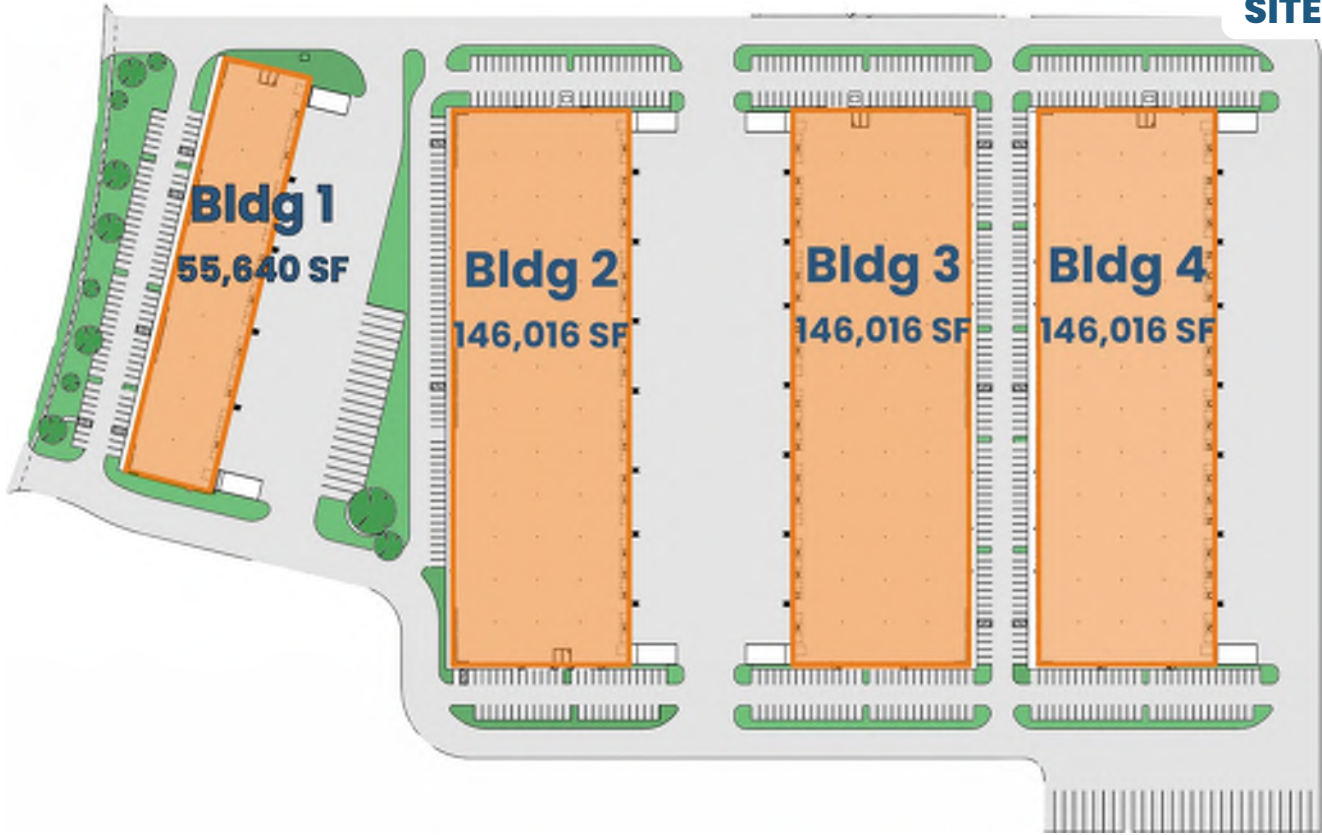


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**SITE PLAN**



**AERIAL MAP**

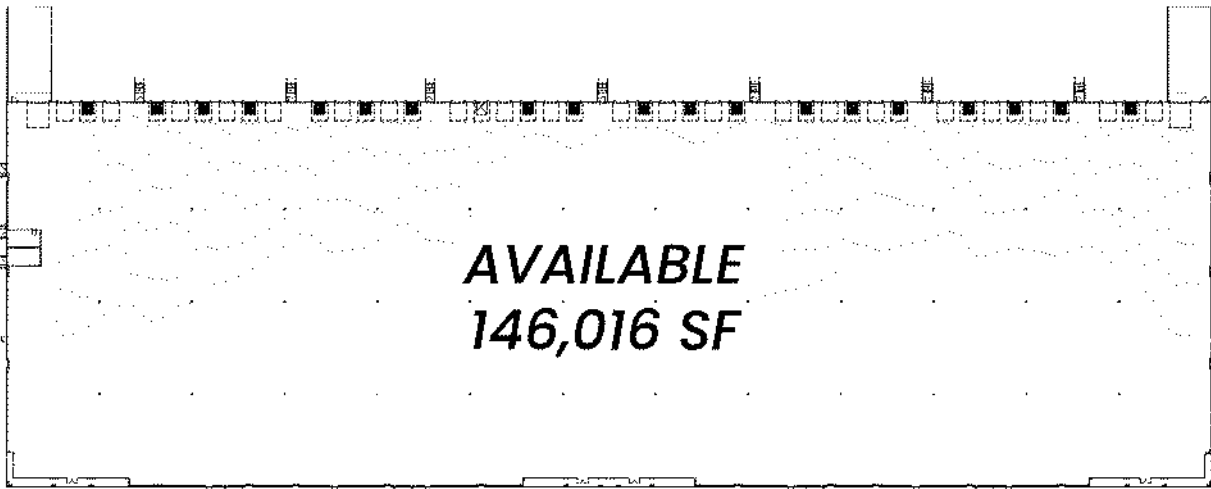


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**Building 4**



**SPACE DETAILS**

**TOTAL SF: 146,016 SF**

- 32' Clear Height
- 4 Grade-Level Doors
- 43 (9'x10') Dock-High Doors (20 with Levelers)
- 186 Parking Spaces and 28 Trailer Parking Spaces
- Finished to Suit



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