



Bertram Business Park

1069 & 1107 COUNTY ROAD 264

BERTRAM, TX

FOR LEASE



Anthony Gonzales, CCIM

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PROPERTY DESCRIPTION

Located at 1069 County Road 264, Bertram Business Park offers a versatile industrial environment designed to support manufacturing, distribution, and warehouse operations. The flexible floor plans are ideal for assembly, fabrication, light manufacturing, storage, and logistics users. High clear heights accommodate pallet racking and maximize storage capacity, while oversized drive-in doors provide efficient shipping and receiving.

Ample on-site parking comfortably serves employees, customers, and visitors. The property's professional exterior enhances your company's image, creating a strong first impression for clients and business partners. A thoughtfully planned site layout promotes efficient workflow and material movement, while robust electrical and mechanical infrastructure is designed to support demanding industrial operations.

Property Summary

Lease Rate:	\$12.00- \$15.00 SF/yr (NNN)
Total Number of Units:	25
Available SF:	2,000 - 3,600 SF

Spaces	Lease Rate	Space Size
Bldg T	\$15.00 SF/yr	3,600 SF
Bldg H	\$12.00 SF/yr	2,000 SF
Bldg 6A	\$15.00 SF/yr	2,400 SF

★ Lease Spaces Available

1069 & 1107 COUNTY ROAD 264 **BERTRAM, TX 78605**

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 3,600 SF	Lease Rate:	\$12 - \$15 SF/yr

AVAILABLE SPACES

Suite	Tenant	Size (SF)	Lease Type	Lease Base Rate	Description
Bldg T	Available	3,600 SF	NNN	\$15.00 SF/yr	3,000 SF warehouse space (HVAC) 600 SF Office space w/bathroom (HVAC) 15,000 SF Private fenced yard for outdoor storage 3 grade level roll-up doors
Bldg H	Available	2,000 SF	NNN	\$12.00 SF/yr	2,000 SF warehouse space 15,000 SF private fenced yard for outdoor storage Restroom located inside warehouse Two grade-level rollup doors
Bldg 6A	Available	2,400 SF	NNN	\$15.00 SF/yr	1,800 SF warehouse (HVAC) 600 SF Office w/bathroom (HVAC) 400 Amp, 480Y/277V, 3-Phase Electrical Service 1 grade level roll-up door

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★ Bldg T - 3,600 SF

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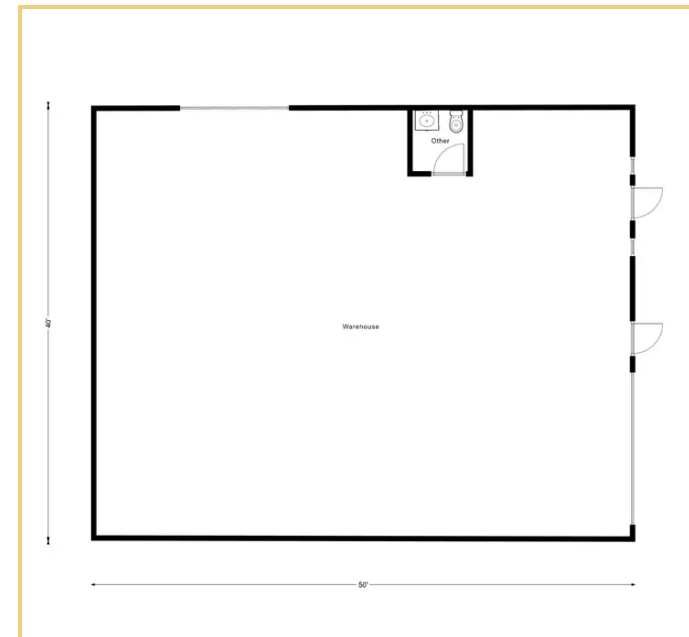
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ACRUX ★ ★ ★ RE

★ Bldg H - 2,000 SF

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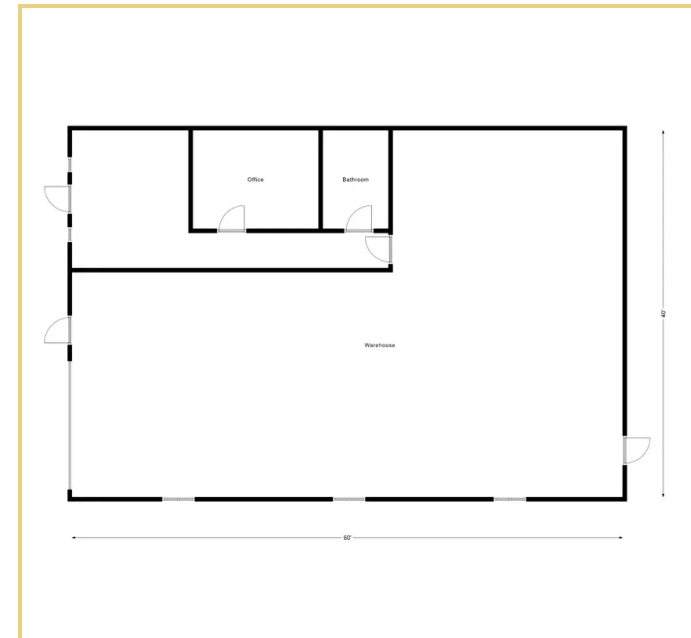
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ACRUX ★ ★ ★ **RE**

★ Bldg 6A - 2,400 SF

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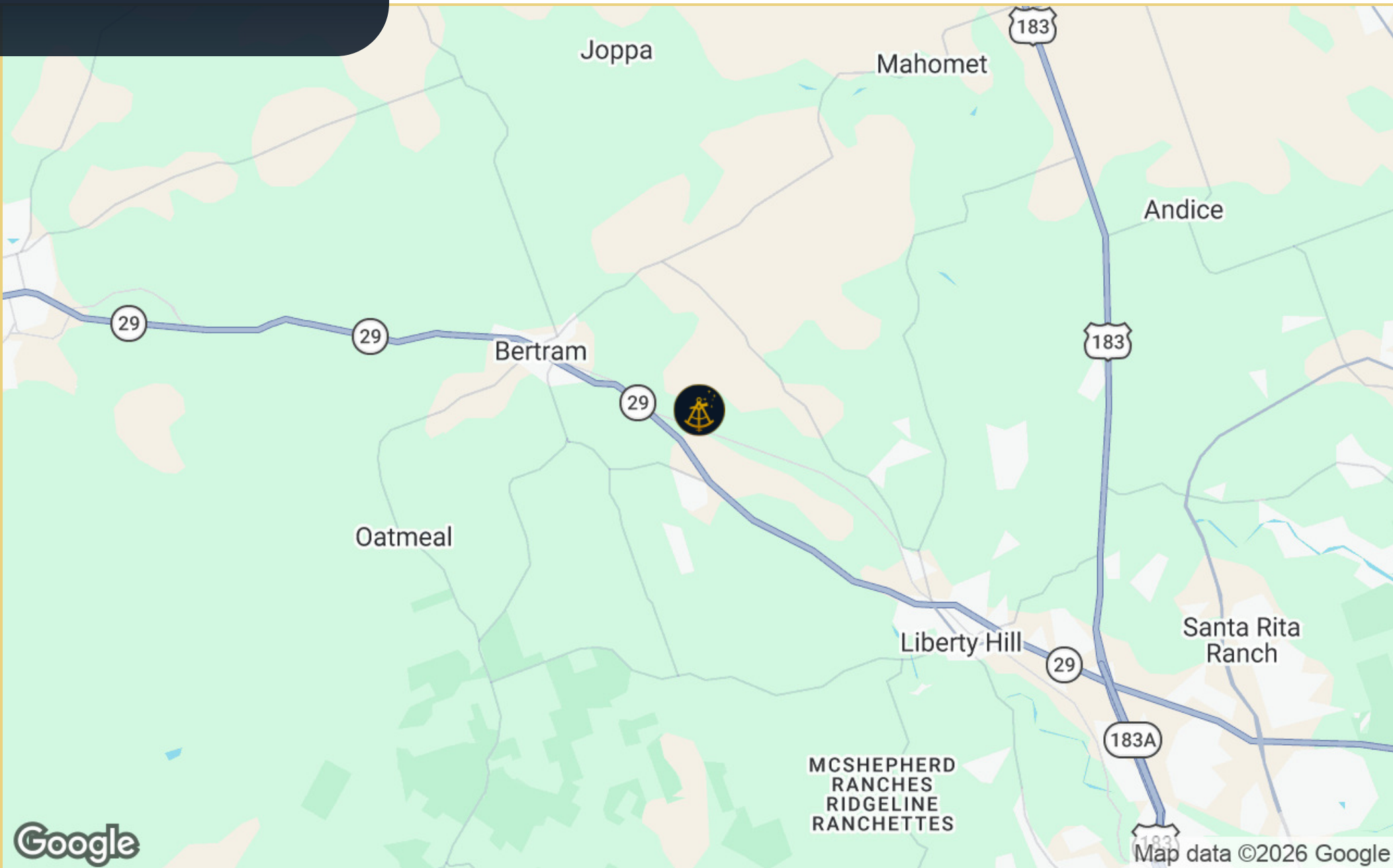
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ACRUX ★ ★ ★ RE

★ Location Map

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ACRUX  RE



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Anthony Gonzales II, CCIM	TX #738482-B	anthony@acrux-re.com	512.786.1482
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tony Gonzales	TX #836595-SA	tony@acrux-re.com	512.457.1122
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date