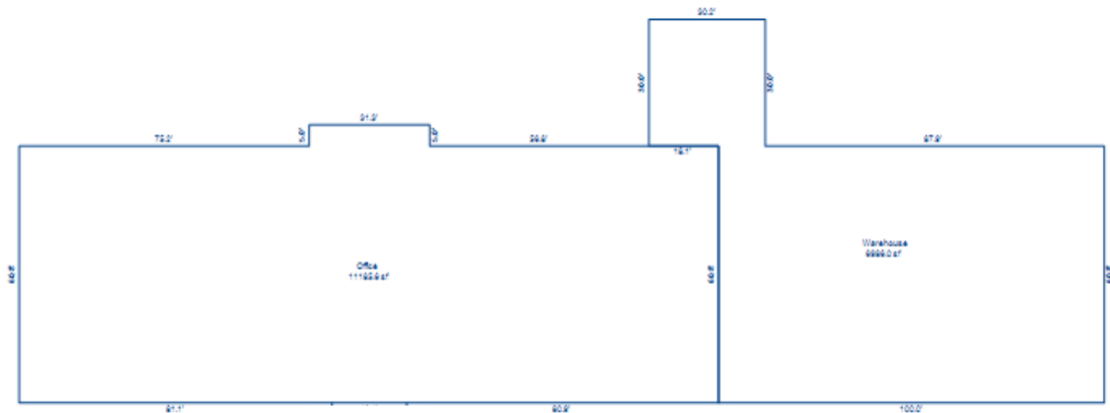


Amarillo Industrial Warehouse Space Available

Conveniently located in Amarillo, TX sits an Industrial Warehouse located at 513 Ross St providing future users a central location to access a larger Panhandle trade territory (Exhibit A) with quick access to I-27 and I-40. Property is comprised of 18,172 rentable square feet with site plan spanning 1.7821 acres offering 12' clear ceiling height, a loading dock, three (3) overhead doors, perimeter fencing, asphalt paving and landscaping throughout.

Existing property specifications provided below:

Conditioned Office Space:	11,186	(61.55%) (*)
<u>Warehouse Space:</u>	<u>6,986</u>	<u>(38.45%) (*)</u>
Total Building SF:	18,172	(100.00%)



(*) Landlord will consider interior modifications to space accommodating end user's specific space requirements. Zoning of Property pursuant to City of Amarillo: HC Heavy Commercial

Rent Rate: \$10.00/psf + NNN

NNN Rent: \$1.65/psf (**)

(**) Subject to annual NNN Reconciliation

EXHIBIT A

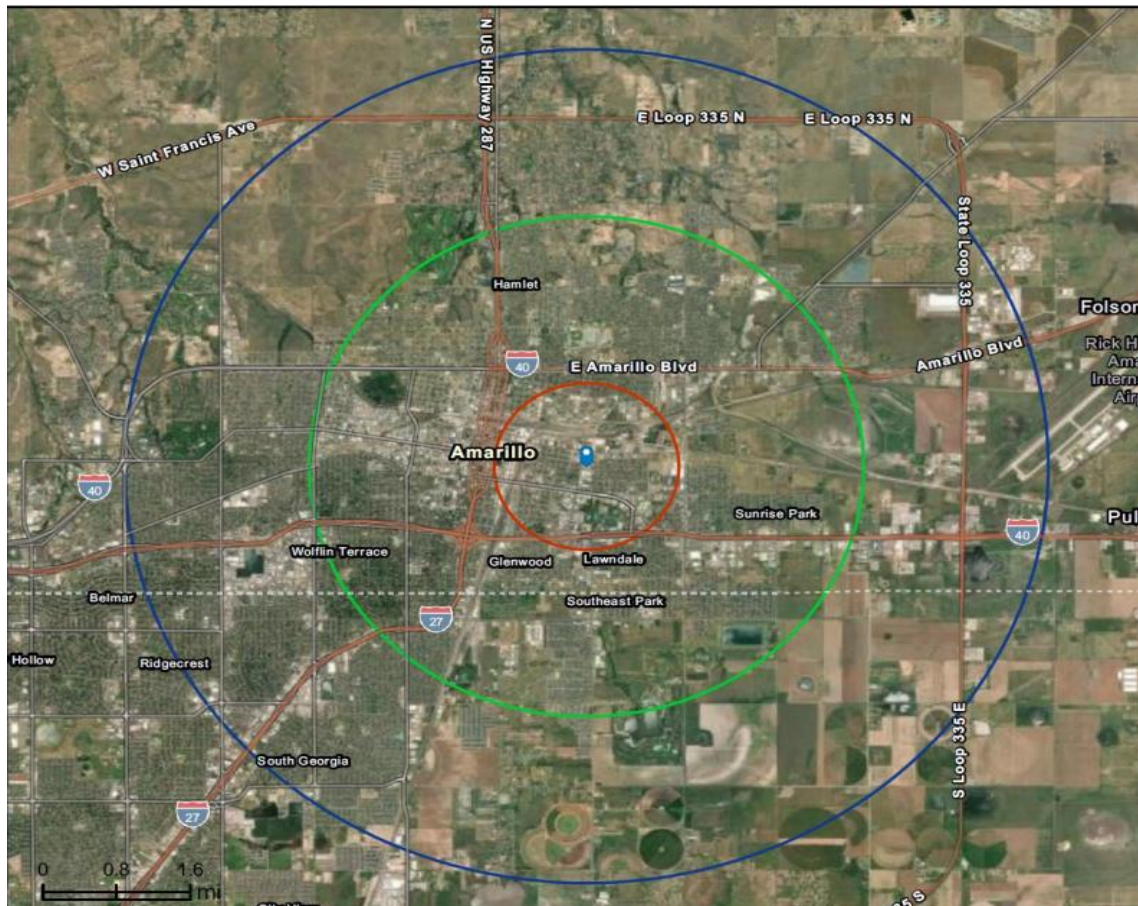


EXHIBIT B

