



FOR SALE OR LEASE (SELLER FINANCING AVAILABLE)

**±22 Acre Light Industrial | IOS | Office Facility
(Divisible)**

40 Corgey Rd, Pleasanton, TX 78064

partners

Investment Summary

CONTACT INFORMATION



Marc Peeler

Partner

832 746 0745

marc.peeler@partnersrealestate.com

Property Overview

40 Corgy Rd, Pleasanton, TX 78064

ADDRESS

±22 Acres

TRACT SIZE

7

BUILDINGS

41,300

NET RENTABLE SQUARE FEET

\$4,000,000

SALE PRICE

For Sale or Lease

(Seller Financing Available)

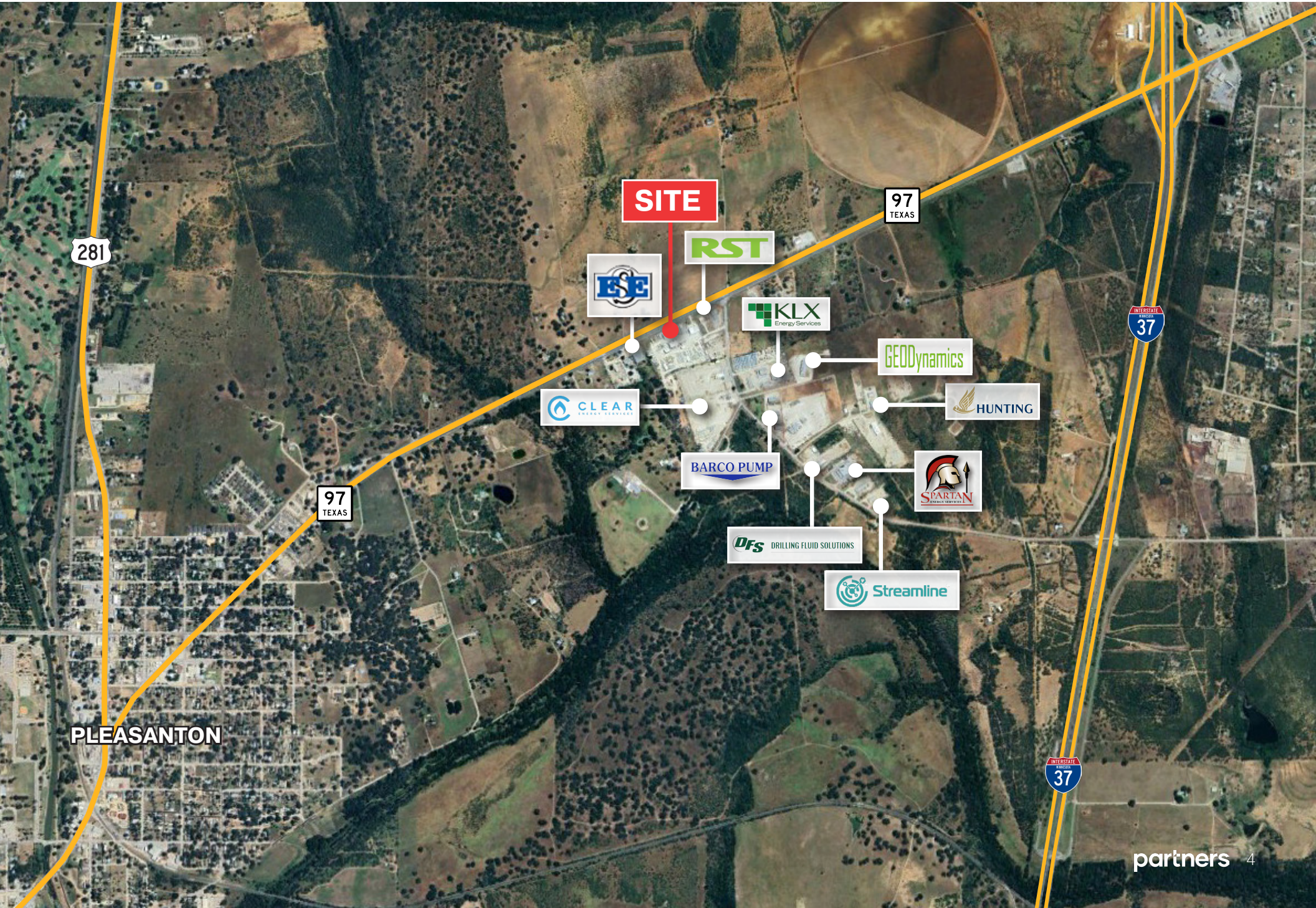
Lease Rate: Negotiable
Seller Financing: Negotiable

Property Highlights

- >> ±22 acre light industrial/office facility located along Highway 97 just west of Interstate 37 near Pleasanton, TX. This property is roughly 22 acres with great visibility and access points on Highway 97, Corgey Road, and Everitt Road. There are seven buildings that total roughly 41,300 SF.
- >> **BUILDING 1**
±16,800 SF of office building renovated/expanded in 2013 with access from Highway 97. Parking in the front with covered parking along the back side of the building.
- >> **BUILDING 2**
±7,800 SF renovated in 2012 including ±4,200 SF of warehouse space with 18' eave height with the remainder being climate-controlled office/fabrication space.
- >> **BUILDING 3**
±7,500 SF Mechanic's shop with 22' eave height and paint booth, expanded in 2012. Fully equipped with vehicle lift, oil change bay, 5 roll up doors, and pneumatic plumbing.
- >> **BUILDING 4**
3,200 SF Drive through warehouse with 22' eave height and roll up doors on each end.
- >> **BUILDING 5**
±2,100 SF Covered wash bay built in 2012 with 22' eave height.
- >> **BUILDING 6**
±2,100 SF Covered Fuel Station constructed in 2012. 22' Eave height, 5 fuel dispensers serviced by 2 above ground fuel tanks.
- >> **BUILDING 7**
±1,125 Water Treatment Facility built in 2011. 16' Eave height.
- >> The yard is fenced with a gate guard facility at the Corgey Road entrance with much of the yard being stabilized with crushed limestone. Seller may consider dividing the property.



Location Map



SITE

RST

ESE

KLX
Energy Services

97
TEXAS

97
TEXAS

INTERSTATE
37

GEODynamics

CLEAR
Energy Services

HUNTING

BARCO PUMP

SPARTAN
ENERGY SERVICES

97
TEXAS

Dfs DRILLING FLUID SOLUTIONS

Streamline

INTERSTATE
37

PLEASANTON

Property Photos



FOR SALE OR LEASE (SELLER FINANCING AVAILABLE)

±22 Acre Light Industrial | IOS | Office Facility (Divisible)

40 Corgey Rd, Pleasanton, TX 78064

CONTACT INFORMATION:



Marc Peeler

Partner

832.746.0745

marc.peeler@partnersrealestate.com

DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.