

INDUSTRIAL FOR LEASE

901 W. SH-72, Kenedy, TX 78119



10,500 Sq. Ft. Office/Shop on 4.12 Acres

Oilfield Service Facility in Kenedy, TX
Up to 18 Acres Adjacent for Expansion

EXCLUSIVE BROKERS:

FORMATION REAL ESTATE, LLC

JOHN JINKS, CCIM

P: 512.791.7329

jjinks@formationtx.com

ROBERT SAWYER, CCIM, SIOR

P: 817.368.6050

rsawyer@formationtx.com

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HIGHLIGHTS

- 10,500 SF Office / Shop
- 4.12 Acre Lot (*more available*)
- 4,200 SF Office: 10 Private Offices, Large Training Room, Break Room, Cubicle Area
- 6,300 SF Shop: 70' W x 90' L x 24' H, Including Covered Work Bay
- (2) 14' x 18' tall OH Doors (drive-through)
- Fenced and Rocked Yard
- Adjacent Land Available from Same Ownership
- Just Outside Kenedy City Limits
- Front Access along SH 72; Rear along FM 1145

PROPERTY DETAIL

FOR LEASE



PROPERTY OVERVIEW

High-quality office/warehouse just outside Kenedy City Limits, built in 2020 for a national oilfield service company with large office capacity.

The 4,200 SF office area includes 10 private offices, large training & conference room, breakroom and cubicle area. The 6,300 SF shop area is 70' wide and includes a drive through bay with (2) 14' x 18' tall insulated doors, 24' eve height, a covered work bay & slab. The site is rock stabilized with security perimeter fence with 2 points of entry, paved driveways and front parking.

An additional 18+ acres of adjacent land is available from the same owners.

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SUMMARY

Building: 10,500 SF

Lot Size: 4.12 Acres (+18 Acres Optional)

Doors: (2) Grade Level- 18' Tall

Office Area: ± 4,200 SF

Zoning: None

Lease Rate: \$15,500 / Month, NNN

Features: Gravel/Rock Stabilized
Perimeter Fence
Multiple Gated Entries

PHOTOS

901 W. SH 72, Kenedy, TX

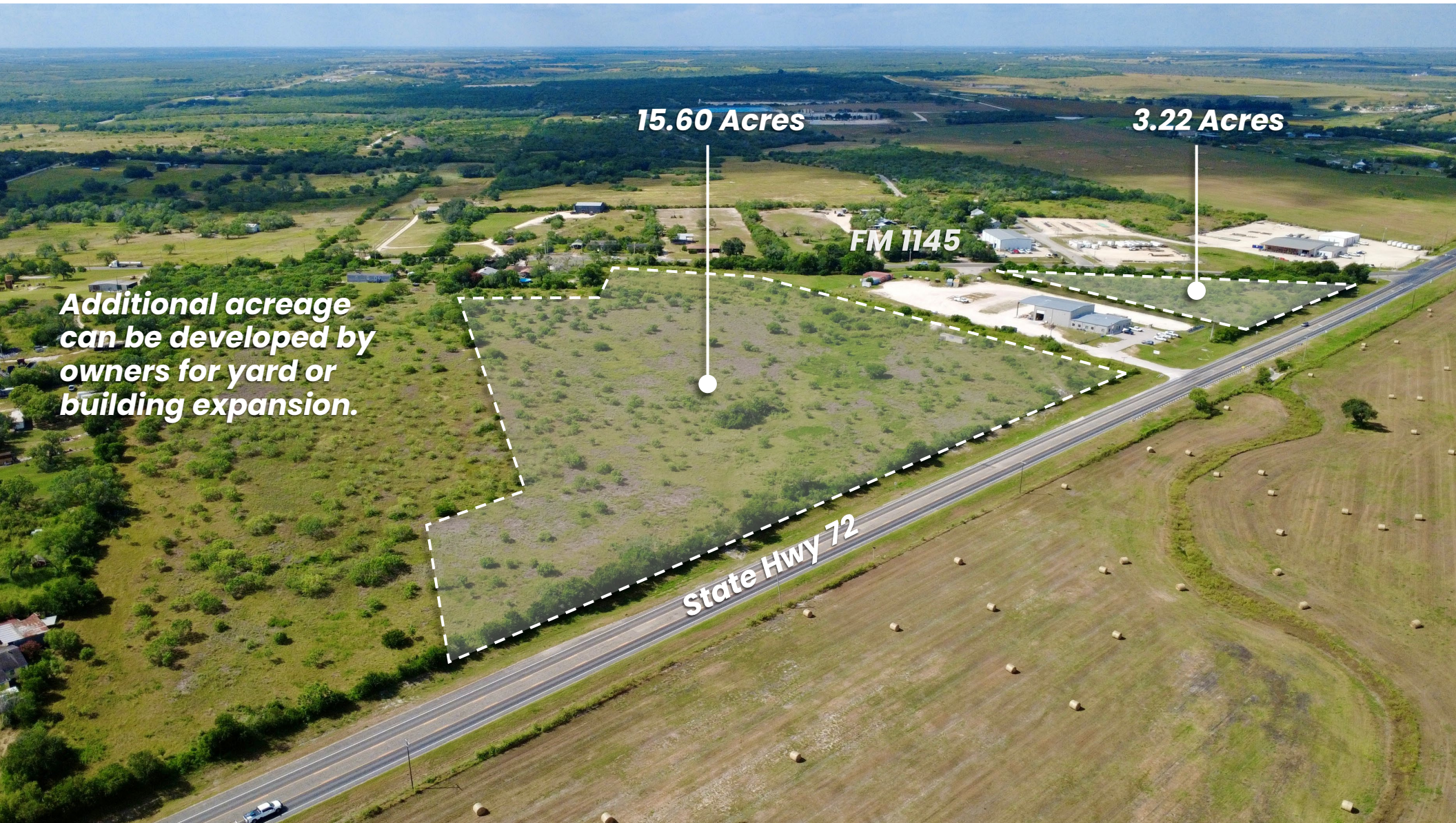
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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY DETAIL

FOR LEASE



***Additional acreage
can be developed by
owners for yard or
building expansion.***

15.60 Acres

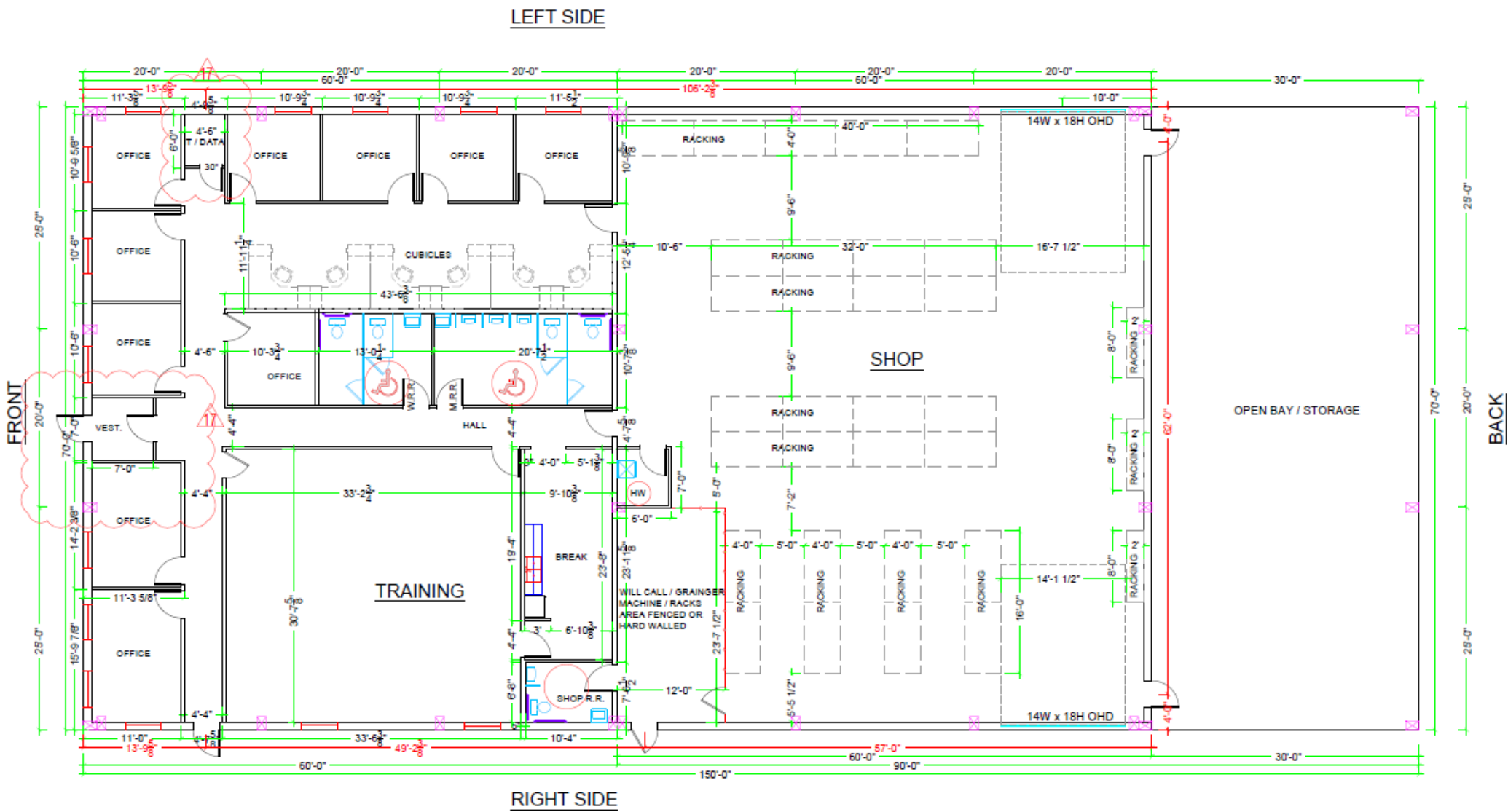
3.22 Acres

FM 1145

State Hwy 72

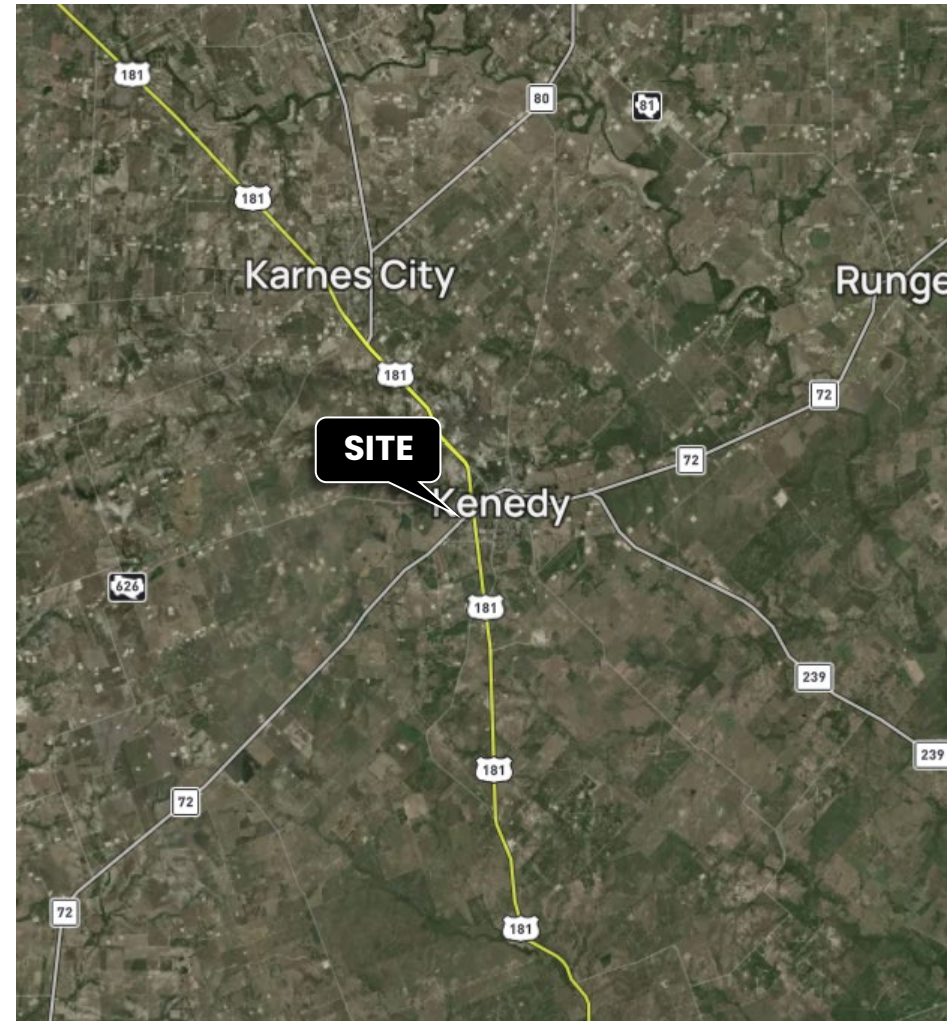
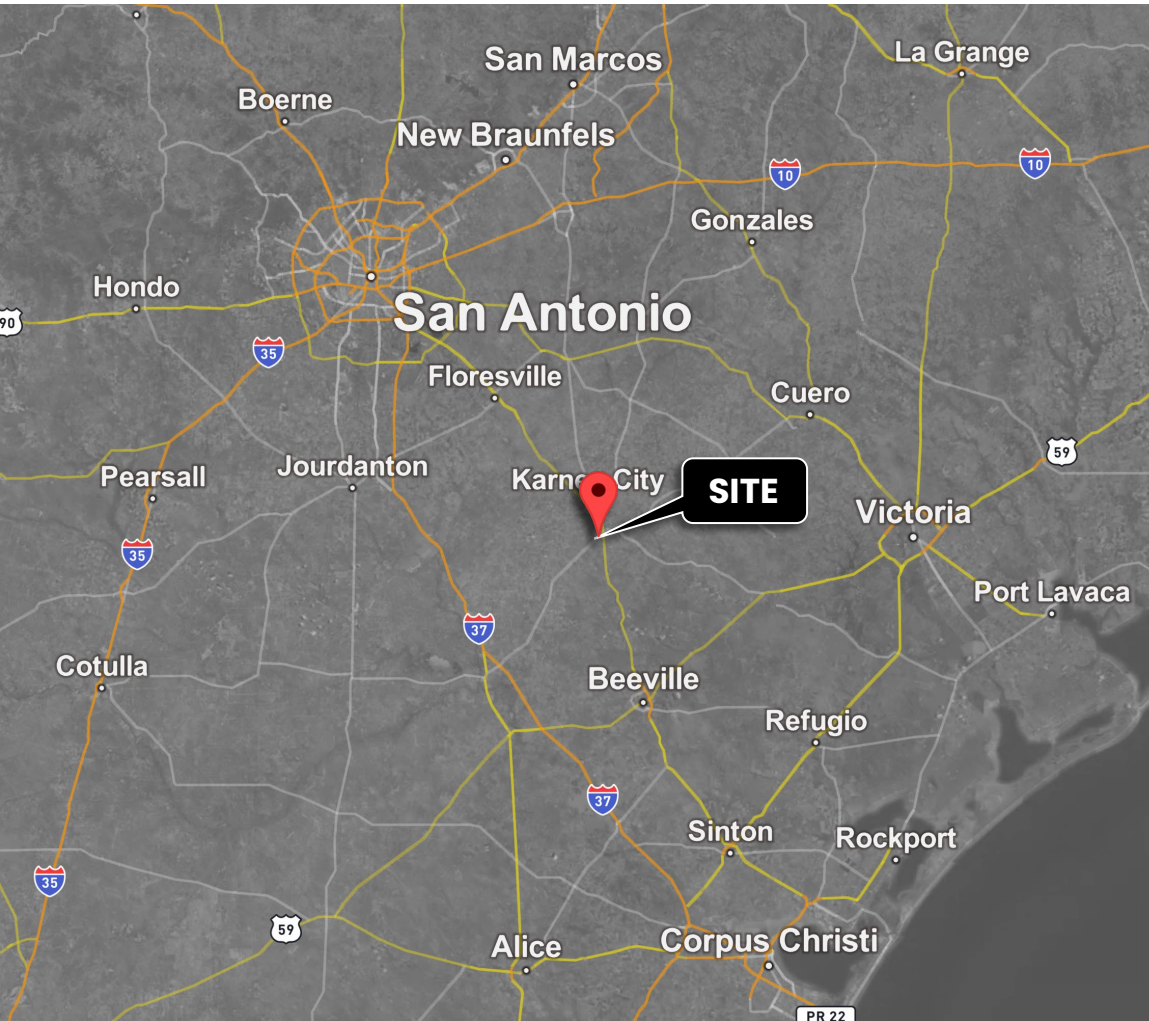
FLOOR PLAN

FOR LEASE



MAP

FOR LEASE



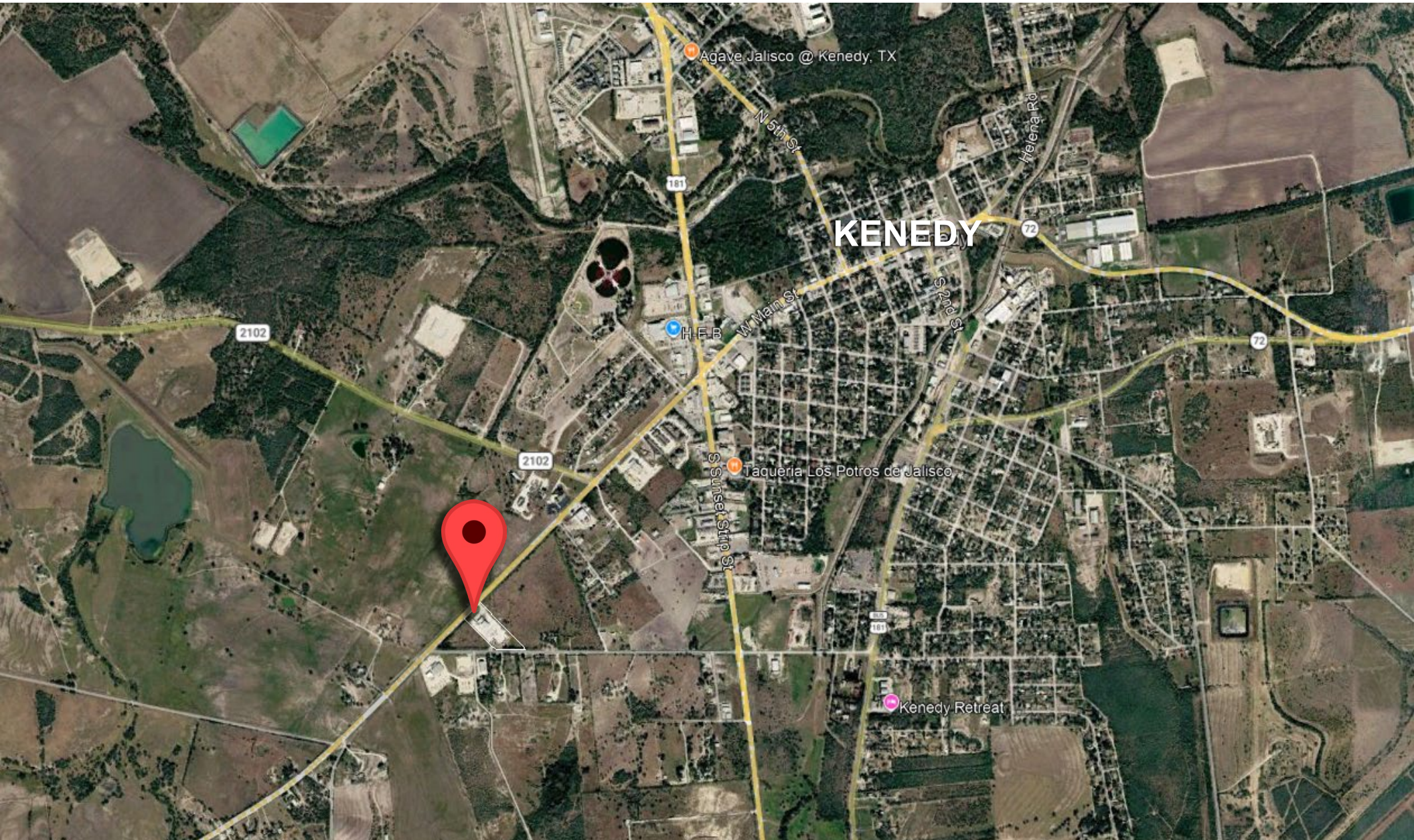
To San Antonio: 60 Minutes

To Corpus Christi: 82 Minutes

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MAP

FOR LEASE





CONTACT BROKERS:

JOHN JINKS, CCIM
PRINCIPAL | BROKER
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER, CCIM, SIOR
PRINCIPAL | BROKER
RSAWYER@FORMATIONTX.COM
817.368.6050

FORMATION REAL ESTATE, LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140

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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.
- 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): HOLDERS:

- 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 other 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: 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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Formation Real Estate, LLC

9004385

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

Robert Sawyer

578726

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

John Jinks

603059

(512) 791-7329

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

jjinks@formationtx.com

Email

David Barber

457259

(817) 366-7386

Sales Agent/Associate's Name

License#

Phone

dbarber@formationtx.com

Email

Buyer/Tenant/Seller/LandlordInitials

Date

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