

SALE/LEASEBACK

PRIME INDUSTRIAL FACILITY NEAR PORTS AND REFINERIES PREMIER CRYOGENICS INDUSTRIES, INC

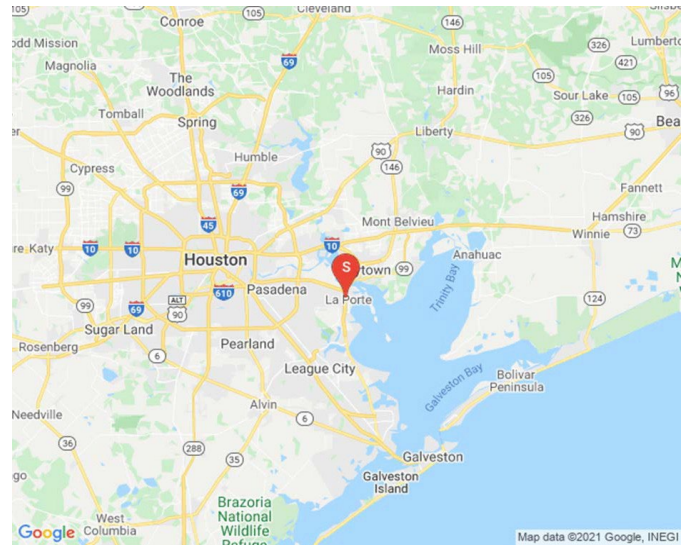
Barbours Cut Blvd @ 615 N 6TH STREET LA PORTE, TX 77571



• Improvements

- 71,100 SF - 7 Structures
- +/- 6,000 SF Offices
- +/- 54,725 SF SHOP/WH • +/- 10,375 SF Covered Aprons
- 2- 15 Ton Overhead Cranes
- Heavy Electrical
- Security Cameras
- Other Detail - Improvement Sketch Worksheet

- Tract Size: +/- 5.81 Acres
- Fenced w/ Gated Entry
- Lighted
- Zoning: Light Industrial
- Enhanced Office Parking



- Call Broker For More Information
- Sales Price: \$13 Million
- Annual Taxes: \$120,000
- Annual Insurance: \$100,000

Located in Highly sought Houston MSA area. SH-225, SH-146 and Sam Houston Parkway SE Corner Barbours Cut Blvd & N 6th Street. Located within Battleground Industrial District and Bayport Industrial District.

Smith Raines Company
1307 Bluebonnet Drive
Taylor Lake Village, TX 77586
smithraines@yahoo.com
(o) 281.486.1400 (c) 713.299.3192

SALE/LEASEBACK

615 N 6TH STREET LA PORTE, TX 77571



Property Details

Bldg 1A: 13,125 SF Concrete Tilt Wall Built in 1973

New Roof installed in 2019

8 Overhead Doors

800 AMP Service

Bldg 1D: 7,800 SF Metal Shop

Built in 2006

6 Overhead Doors

Bldg 2: 9,000 SF Metal Shop

6 Overhead Doors

400 Amp Service (New Electrical)

Bldg. 3: 4,800 SF Metal Pre-Fab Shop 4

Overhead Doors

400 Amp Service

Bldg 4: 26,000 SF -Metal Shop

Built in 2023

7 Overhead Doors

25' Clear Height

2 - 15T Overhead Cranes

1200 AMP Service

Sprinklered

Total Buildings Size: 60,725 SF

Metal Awning/Covered Aprons

1B: 4,125 SF

1C: 6,250 SF

Total Awning Size: 10,375

SMITH RAINES COMPANY

Carolyn Fincher, Broker

smithraines@yahoo.com

(o) 281.486.1400 (c) 713.299.3192

IMPROVEMENT SKETCH WORKSHEET

Google Maps

④ 80FT X 325FT CRANE SHOP
2023, METAL, INSULATED
2 OVERHEAD CRANES, 15 TONS EACH
1200 AMP SERVICE



③ 2007
60FT X 80FT
METAL, INSULATED
ENCLOSED, PRE FAB
400 AMP SERVICE

② 1980
75FT X 120 FT
METAL, INSULATED
ENCLOSED
2015- New Electrical
400 AMP SERVICE

①A- 1973 - BUILT, concrete tilt wall
2019- New Roof
(75 FT X 175 FT) 800 AMP SERVICE

①B- 1973 AWNING (55 FT X 75 FT)

①C- 2004, metal awning (50 FT X 125 FT)

①D- 2006 metal shop (60 FT X 130 FT) ...

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EXTERIOR MAIN BLDG



EXTERIOR WAREHOUSE



SITE VIEW



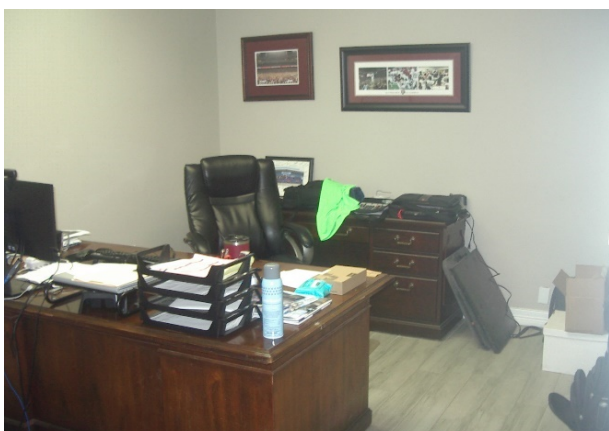
EXTERIOR WAREHOUSE



HALLWAY



CONFERENCE ROOM



OFFICE

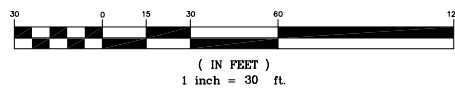


WAREHOUSE



WAREHOUSE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PROPERTY SURVEY W/ HCAD PLAT

Pg 1 of 2

W. BARBOURS CUT BOULEVARD
(100' PUBLIC ROW)

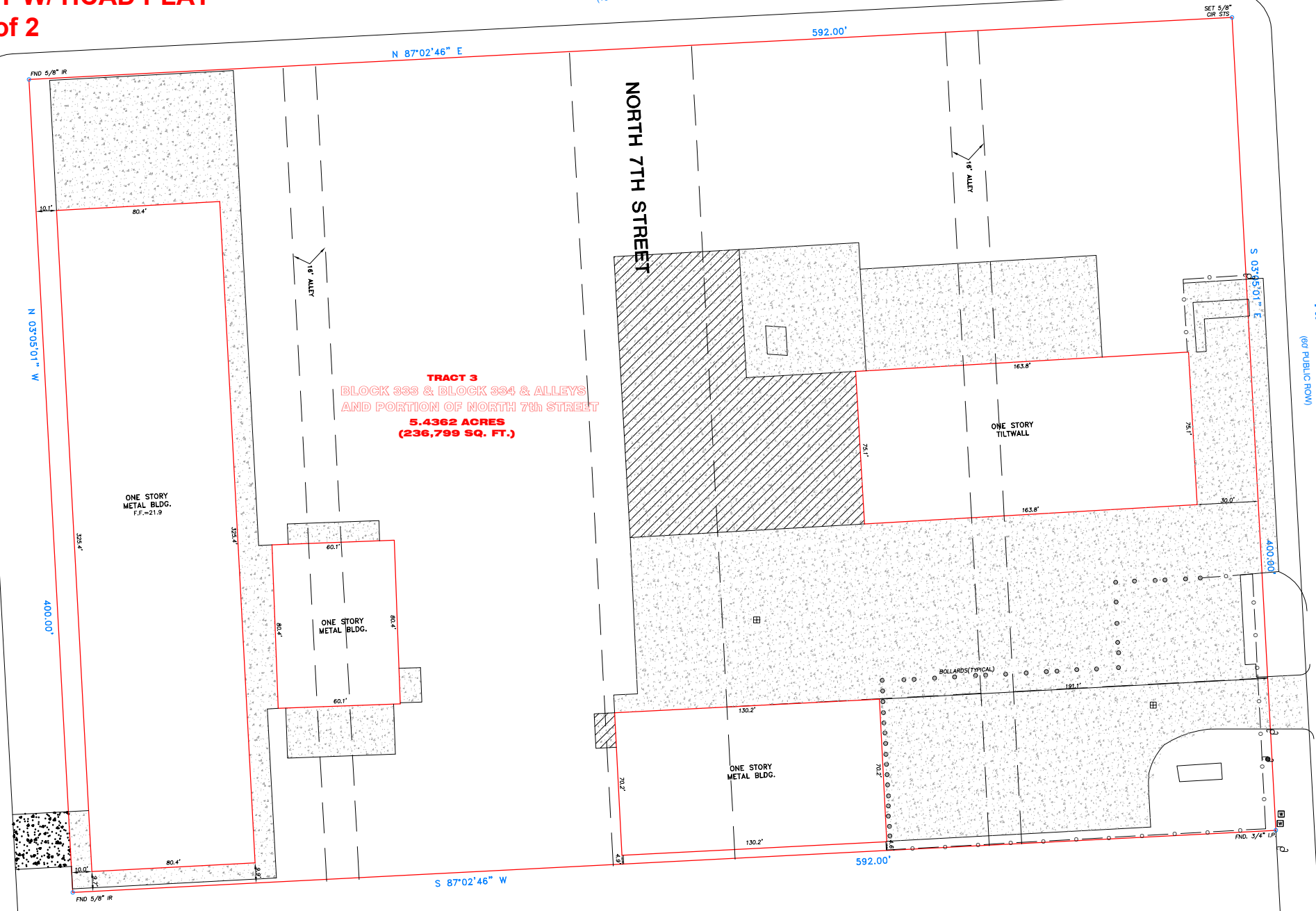
- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - HCCF - HARRIS COUNTY CLERK'S FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - PGB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - CIR - CAPPED IRON ROD
 - STS* - STAMPED SOUTH TEXAS SURVEYING
 - X - BARBED WIRE FENCE
 - CL - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EBX - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - M - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - STMH - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK

INSERTION

15,625 SF

N 8TH STREET

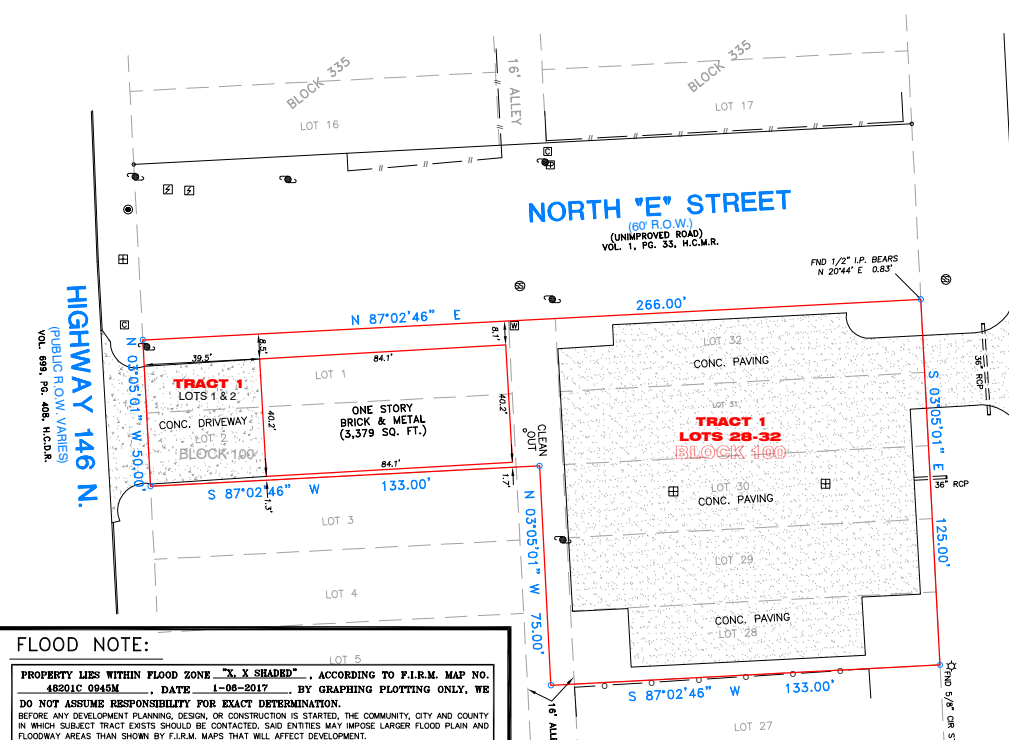
N. 8TH STREET
(60' PUBLIC ROW)



N. 6TH STREET
(60' PUBLIC ROW)

- NOTES:**
- ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°02'46\"
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY 2200595-510 FILE NO. FIRST NATIONAL TITLE INSURANCE COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, REPRODUCTION, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

Note: Insertion includes lots: 28 Thru 32 Blk 100



FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X X SHARED", ACCORDING TO F.I.R.M. MAP NO. 48201C 0945M, DATE 1-08-2017, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY HAVE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEY OF

TRACT 1:
LOTS 1 AND 2, IN BLOCK 100, OF TOWN OF LA PORTE, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58, PAGES 460-463, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2:
LOTS 28 THROUGH 32, INCLUSIVE, IN BLOCK 100, OF TOWN OF LA PORTE, AND ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58, PAGES 460-463, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 3:
ALL OF BLOCK 333, CONTAINING LOTS 1 THROUGH 32, INCLUSIVE, AND ALL OF BLOCK 334, CONTAINING LOTS 1 THROUGH 32, INCLUSIVE, ALL IN THE TOWN OF LA PORTE, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGES 460-463, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, TOGETHER WITH THE FORMER ALLEYS IN EACH OF SAID BLOCKS, AND THAT PORTION OF THE FORMER RIGHT-OF-WAY OF SOUTH 7TH STREET LYING AND BEING SITUATED BETWEEN BLOCKS 333 AND 334, TOWN OF LA PORTE, HARRIS COUNTY, TEXAS, AND BETWEEN SOUTH RIGHT-OF-WAY LINE OF NORTH "F" STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH "E" STREET, WHICH SAID ALLEYS AND SAID STREET RIGHT-OF-WAY WERE VACATED, ABANDONED AND PERMANENTLY CLOSED BY CITY OF LA PORTE ORDINANCE NO. 930, PASSED AND APPROVED AUGUST 7, 1972, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I, hereby certify that this survey was made on the ground and completed on this 17th day of August 2022 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 2200595-510 of FIRST NATIONAL TITLE INSURANCE COMPANY



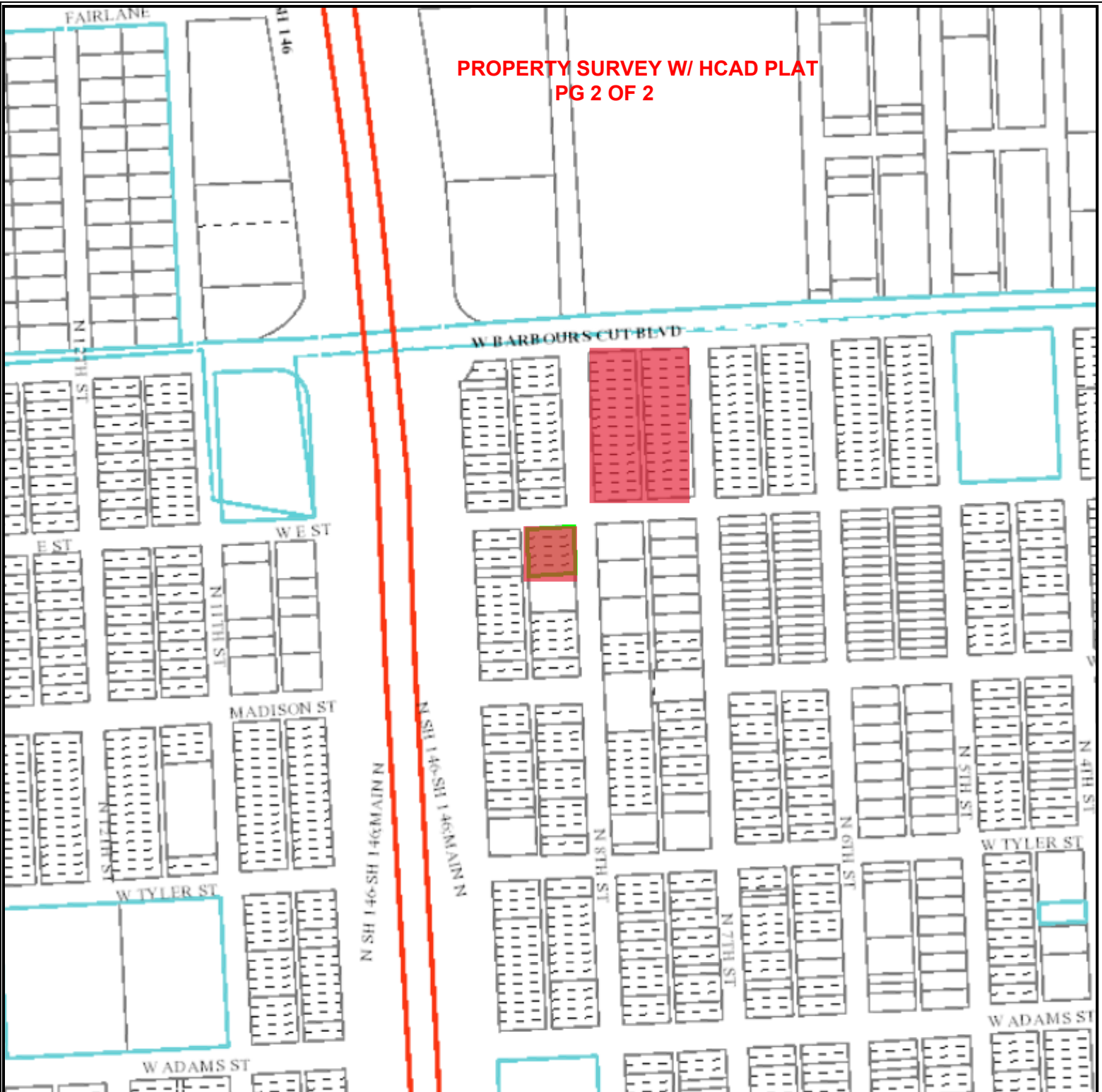
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



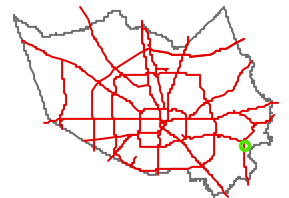
ADDRESS: 630 NORTH 8TH STREET & 615 NORTH 6TH STREET 532 HIGHWAY 146 NORTH LA PORTE, TEXAS 77571		REVISIONS:	
SITE:	JOB NO: 1673-23	SCALE: 1" = 30'	
DATE: 10-30-23		SHEET 1 OF 1	

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Suite J-101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400

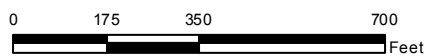
PROPERTY SURVEY W/ HCAD PLAT
PG 2 OF 2



DETAIL MAP OF ACCOUNT NUMBER 615 N 6th Street



**Harris
Central
Appraisal
District**



Date: 12/6/2023

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.





Information About Brokerage Services

Texas law requires all real estate licensees 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):

- 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: 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.

<u>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>LeDon Wissner</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jacob Jones</u>	<u>799684</u>	<u>jacobjones@smithrainescompany.com</u>	<u>(214)552-2974</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586
Carolyn Fincher

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (281)486-1400 Fax: (281)474-5439
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com