

3022 & 3100 Franklin Ave
Waco, Texas 76710

Bulk Storage / Warehouse

Exclusively Offered By:

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FOR LEASE

Kelly Realtors Commercial
254.741.1500
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1229 N. Valley Mills Dr, Waco TX 76710



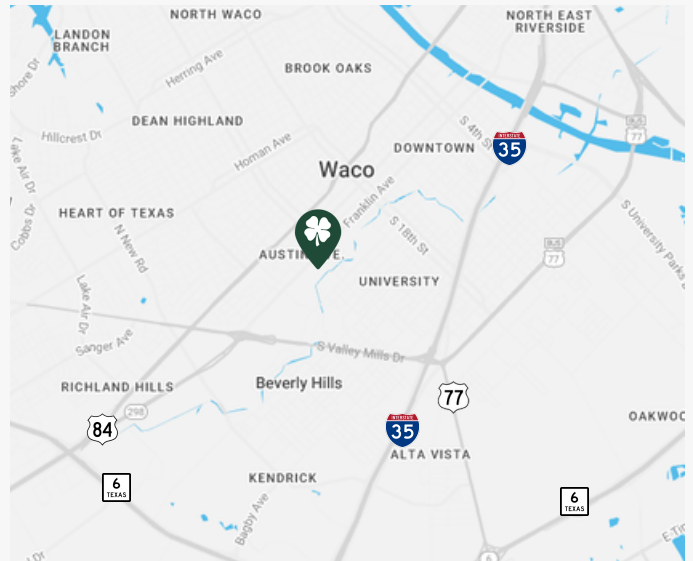
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Offering Summary

Available Size:	8,195 - 97,094 sf
Rental Rate:	\$4.20/sf/yr
Taxes/Insurance:	Base Year
Site Size:	+/- 8 Ac
Lease Term:	Negotiable
Dock Doors:	Varies
Sprinklered:	Partial

Property Highlights

- Rental rate includes existing utility expense
- Centrally located
- Each storage bay has a grade and/or dock door
- Bulk storage spaces are sprinklered
- Ceiling heights vary throughout

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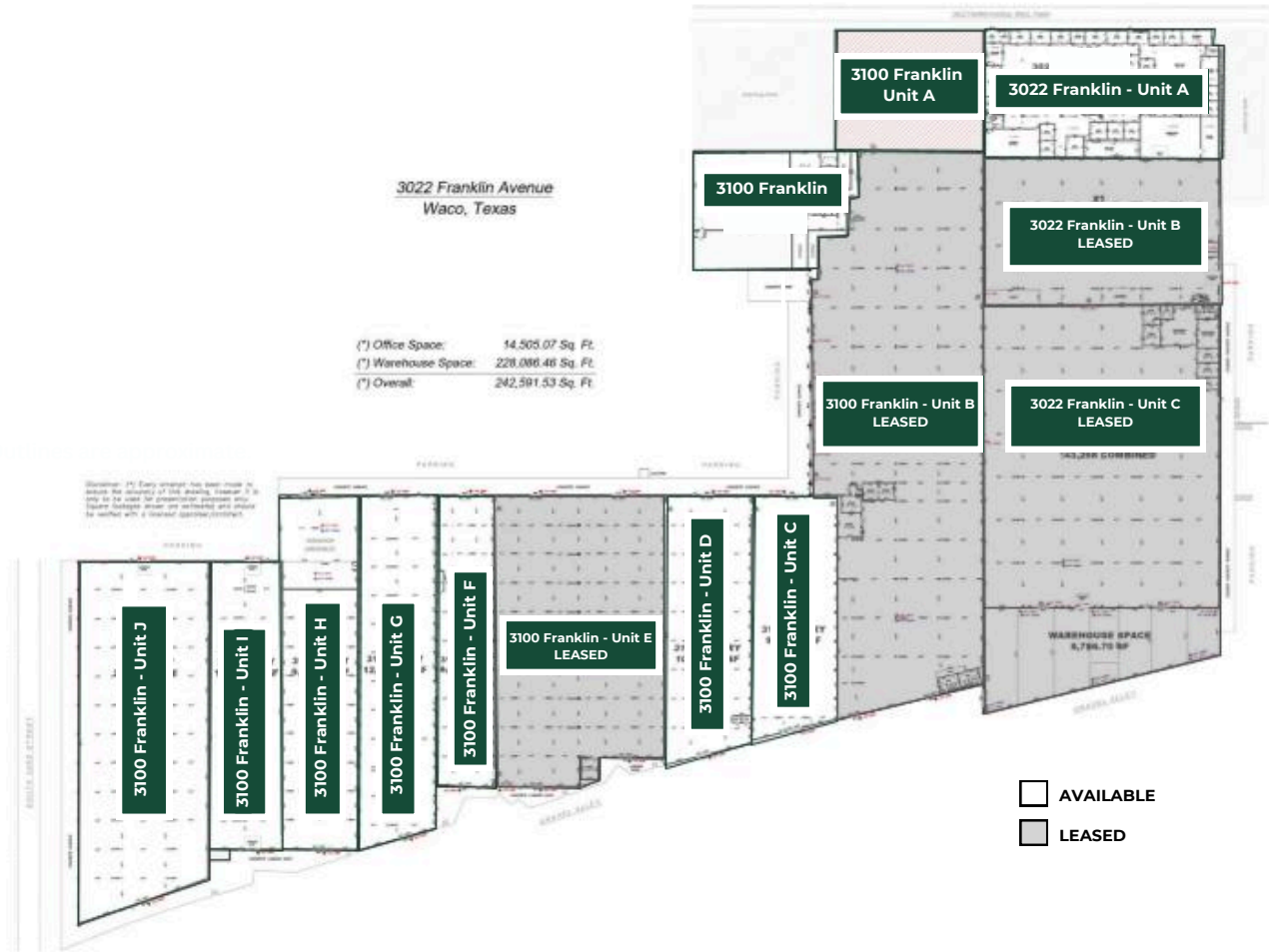
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Space #	Approx Size (SF)	Availability	Remarks
3022 Franklin - Unit A	14,505	Available	Franklin Ave frontage, multiple private offices, open bullpen area
3022 Franklin - Unit B/C	51,090	Leased	8 dock high doors, 1 ramp door, 3 grade doors off covered warehouse loading area
3100 Franklin - Unit B	42,201	Leased	Multiple dock high doors, one ramp
3100 Franklin - Unit C	9,697	Available	One grade level door, one dock high door
3100 Franklin - Unit D	10,831	Available	One grade level door, one dock high door
3100 Franklin - Unit E	23,074	Leased	One grade level door, one dock high door
3100 Franklin - Unit F	8,195	Available	One grade level door, one dock high door
3100 Franklin - Unit G	12,944	Available	One grade level door, one dock high door
3100 Franklin - Unit H	9,506	Available	One grade level door
3100 Franklin - Unit I	10,342	Available	One grade level door, one dock high door
3100 Franklin - Unit J	21,074	Available	One grade level door, one dock high door -Not sprinkled-

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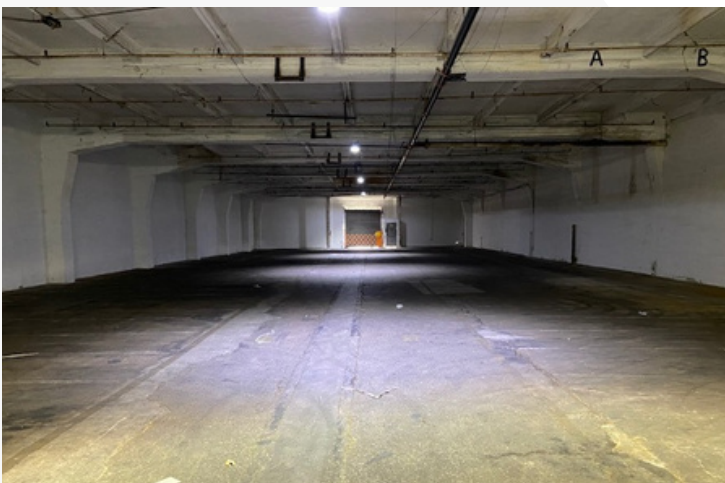
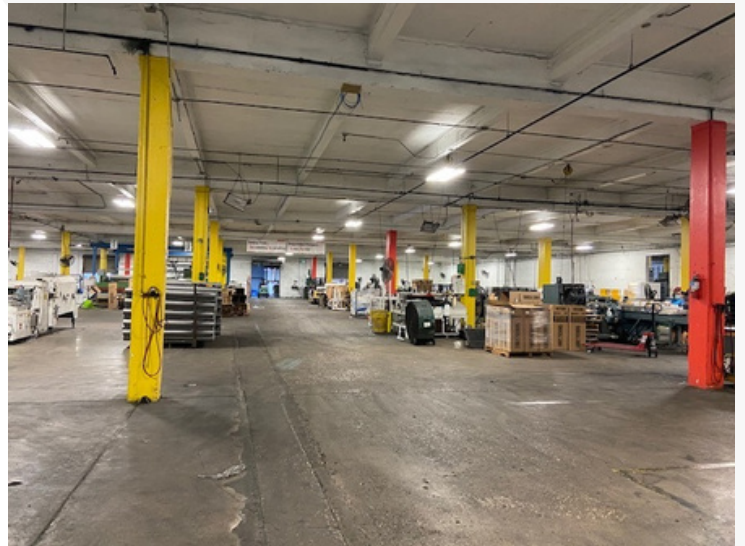
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Information About Brokerage Services

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):

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Kelly Realtors Commercial	0485811		254-741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	254-741-1500
Designated Broker of Firm	License No.	Email	Phone
Leah Cox			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Colton William Kelly	717734	ckelly@kellyrealtors.com	817-991-0182
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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