



FIRST KEYSTONE PECOS INDUSTRIAL PARK

The “Bobcat” Series

Our go-to line of buildings are simplified buildings with “full-amenities” situated on modest-sized fenced lots along with shared parking out front in a true business park setting. While employing our signature finishes, this class of buildings is aimed at service & supply companies which are looking to set up an outpost in the heart of the Delaware Basin with highly presentable offices and a modern warehouse. These buildings appeal to specialty firms who value practicality & simplicity. There are very few comparable commercial buildings of this class in the Delaware Basin. Our price-points are aimed to induce companies to move to Pecos who cannot afford the costs of large standard-sized facilities. Bobcat Lots & Buildings are a low-cost/low-risk approach to set up a physical presence with a high-quality facility.

- ✓ Continuously building
- ✓ Multiple models
- ✓ Phase 1 = Sold Out!
- ✓ Phase 2 = Early '26 Deliveries

We are available to provide a **lease quote at any time.**

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August 15, 2025



“The Bobcat Product Line”



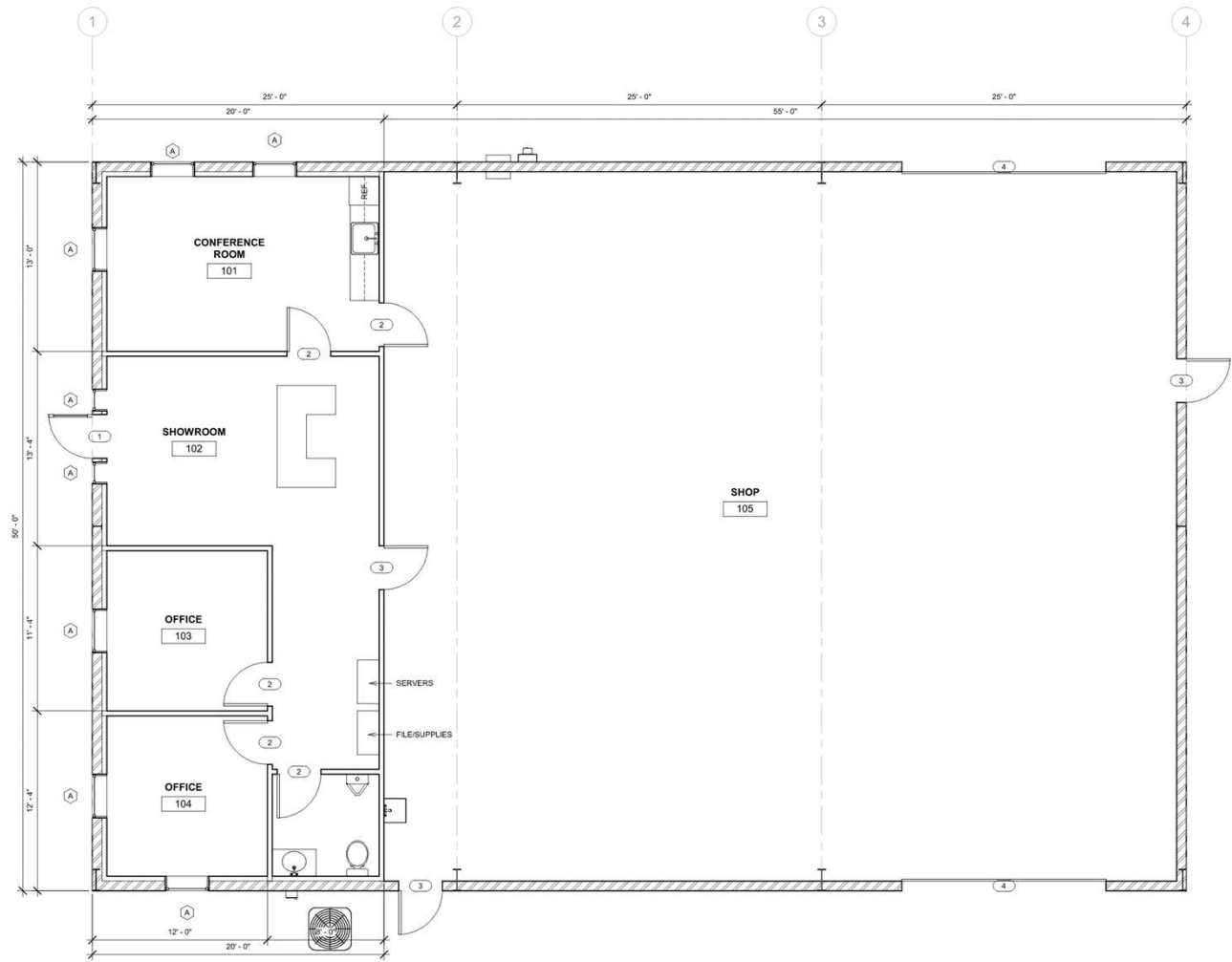
Our **Standard** 3,750 s.f. Office/Shop/Warehouse

We offer all the necessary features of a presence in the oil field: offices, break/conference room, maintenance, secure storage, along with great access/egress to key highways. Upgrades & further amenities are also available. RV spaces are optional (ask us for availabilities).

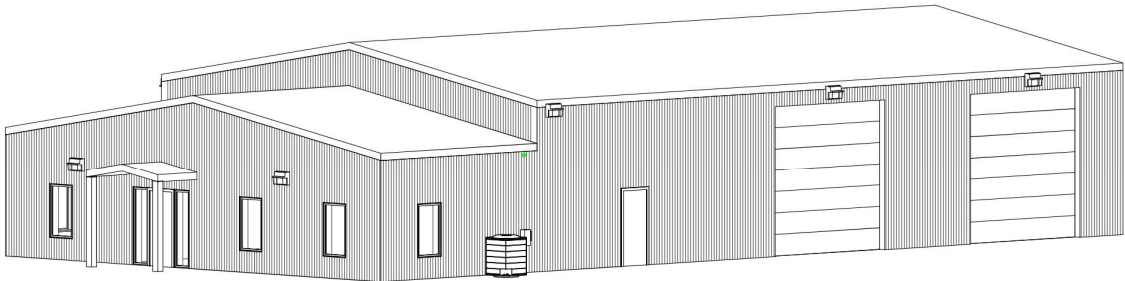
BOBCAT STANDARD – 3,750 sf



BOBCAT STANDARD – 3,750 sf

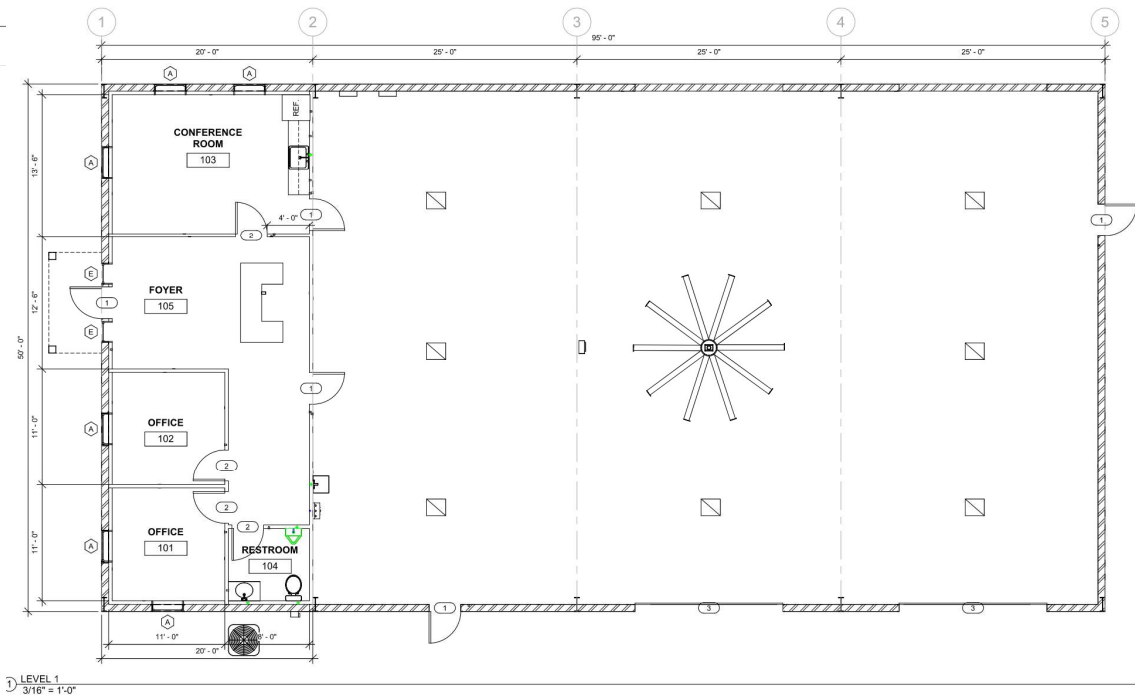


BOBCAT XL – 4,750 sf



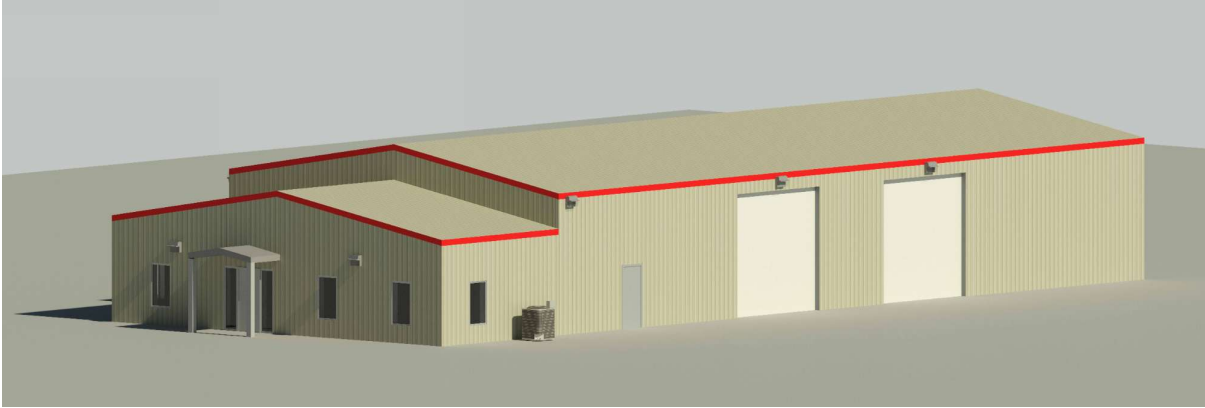
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Delivery 2Q26 on 2 acres

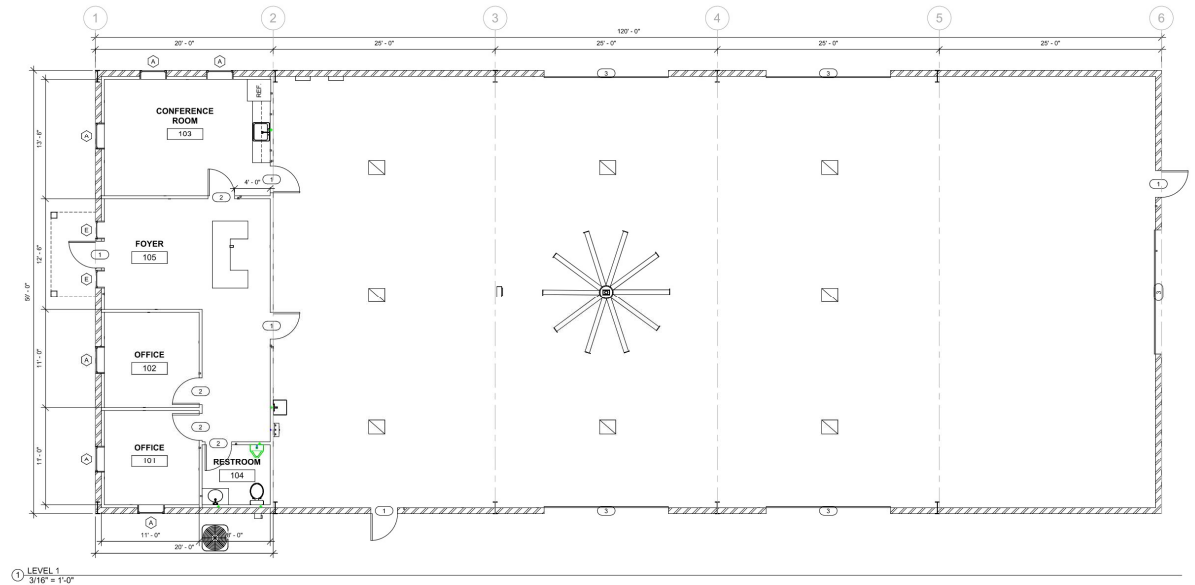


1,000 sf Class A Office Space

BOBCAT 2XL – 6,000 sf



**Very Affordable
Delivery 2Q26 on 2.75 acres**



1,000 sf Class A Office Space

BOBCAT XL – 5,000 sf (Our “Gen #1 Model”)



Available as Special Order ← Very Popular



Key Attributes

The First Keystone Pecos Industrial Park is the only Class A industrial park serving the Delaware Basin.

Standard: 3,750 s.f.

- Office: 1,000 s.f. -- *multiple floorplans available*
- Shop: 2,750 s.f.
 - 16' eave
 - 2 x 14' overhead doors
 - Fan/louvres
 - Expandable
- Yard – 1 acre
 - Fenced with sliding gate
 - Top-of-the-line caliche
 - Multiple entrances
 - Additional parking in front

XL: 4,750 s.f.

- Office: 1,000 s.f.
- Shop: 3,750 s.f.
 - 16' eave
 - 4 x 14' overhead doors
 - Fan/louvres
 - Expandable
- Yard – 1 to 3 acres
 - Fenced with sliding gates
 - Top-of-the-line caliche
 - Multiple entrances
 - Additional parking in front

2XL: 6,000 s.f.

- Office: 1,000 s.f.
- Shop: 5,000 s.f.
 - 16' eave
 - 4 x 14' overhead doors
 - Fan/louvres
 - Expandable
- Yard – 2 to 3 acres
 - Fenced with sliding gates
 - Top-of-the-line caliche
 - Multiple entrances
 - Additional parking in front

Other Amenities (Standard)

- Fiber (Windstream)
- Electric
- Public water
- B2B business cluster
- Pure office floorplan
- 220V external outlet
- Overhead fan
- Electric door opener
- Work force housing next door
- RV Park ¼ mile

Featured Upgrades

- RV hook-ups (3)

Available* Upgrades

- Expandability
- Building larger footprint
- B2B floorplans
- Showers
- Covered parking
- Paving
- Wash bay
- Crane
- Concrete aprons

*Most require B.T.S.



Bobcat Options – Multiple Versions

<u>Version:</u>	A	B	C	D
<u>Building:</u>	“Standard”	Shop/Warehouse	XL	2XL
S.F.	3,750	3,750	4,750	6,000
Shop	2,750	2,750	3,750	5,000
Office	1,000	--	1,000	1,000
<u>Yard:</u>				
Size (ac.)	+/- 1.0	+/- 1.0	+/- 2.0 to 3.0	+/- 2.0 to 3.0
Fenced/Gated	✓	✓	✓	✓
Offsite Detention	✓	✓	✓	

Wide Array of Options



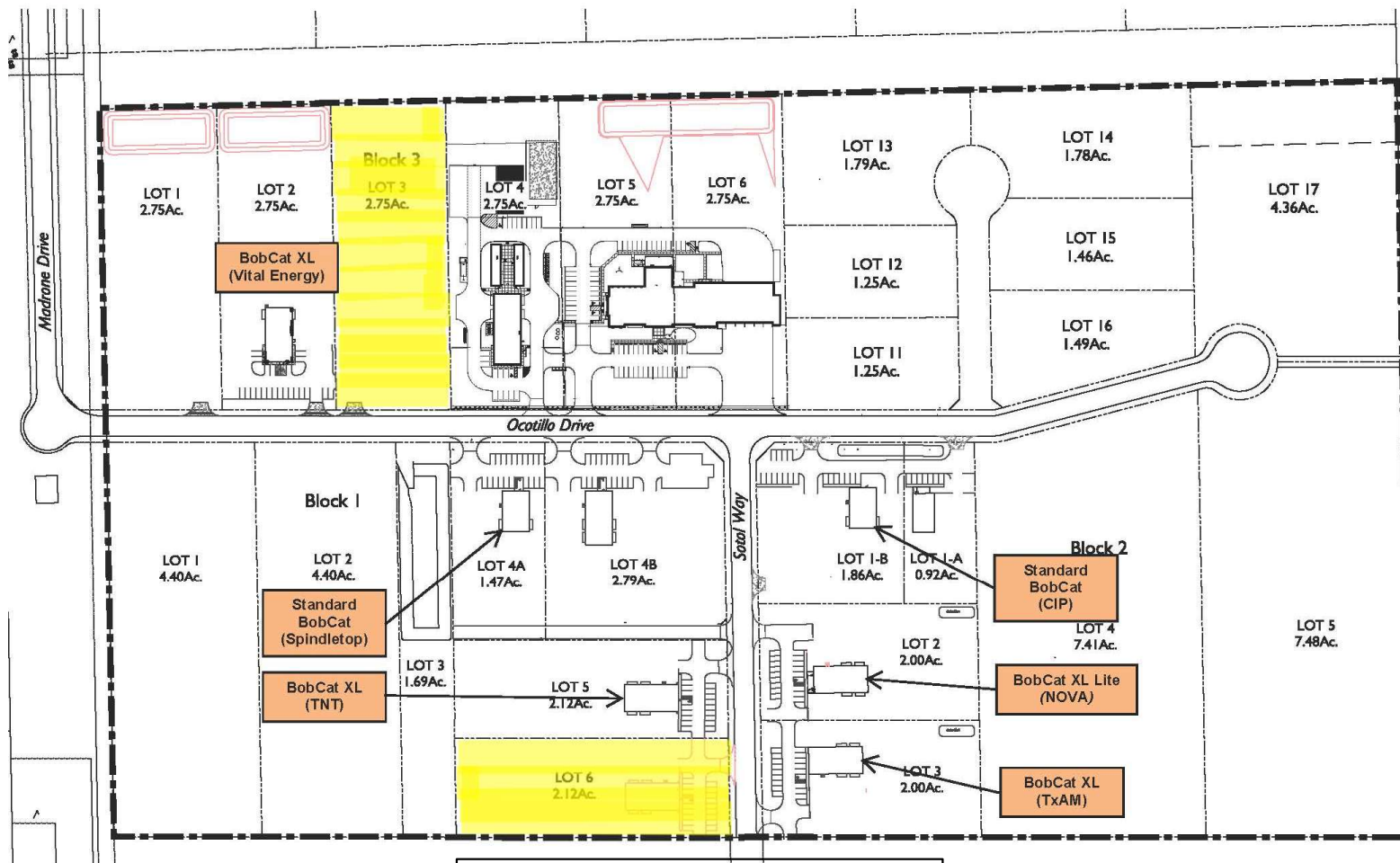
Bobcat Specifications

	A	B	C	D
	<u>3,750sf Standard</u>	<u>3,750sf Warehouse</u>	<u>4,750sf XL</u>	<u>6,000sf 2XL</u>
Shop	2,750 sf	3,750 sf	3,750 sf	5,000 sf
Office	1,000 sf	N/A	1,000 sf	1,000 sf
Eave height	16'	16'	16'(shop);14'(Office)	16'(shop);14'(Office)
Liner Panels	8'	8'	8'	8'
3" insulation	Yes	Yes	Yes	Yes
Overhead Doors (14')	2	2	4	4
Electric Openers	Yes	Yes	Yes	Yes
Bollards	Yes	Yes	Yes	Yes
Aprons	Yes	Yes	Yes	Yes
Shop Fan	Yes(Louvre Option)	Yes(Louvre Option)	Yes(Louvre Option)	Yes
Mopsink	1	1	1	1
EV Charge	Yes	Yes	Yes	Yes
Washer/Dryer Hook-ups	Yes	No	Optional	Optional
Heat/AC	Yes	N/A	Yes	Yes
Bathroom	1	1	1	1
Kitchenette	Yes	N/A	Yes	Yes
Sink	Yes	N/A	Yes	Yes
Cabinets	Yes	N/A	Yes	Yes
Yard (acres)	+/-1.0 ac.	+/-1.0 ac.	+/-2 ac. to 3 ac.	+/-2 ac. to 3 ac.
Fenced/Gated	Yes	Yes	Yes	Yes
Utilities				
Water - TOPC(Public)	Yes	Yes	Yes	Yes
Sewer - On-site Septic	Yes	Yes	Yes	Yes
Electricity - TNMP/TXU	Yes	Yes	Yes	Yes
Telecom (Fiber) - Windstream				

Plus Multiple Office Floorplans



Site Plan



Ready-to-Go Early '26



Pricing Parameters

BOBCAT STANDARD

5-Year Lease

Year 1: TBD

Escalation Feature:

- Same, but Minimum is 2%/year and
- Maximum is 4%
 - Calculated based on O&G PPI

3-Year Lease

Year 1: TBD

Escalation Feature:

- Minimum 3%/year
- Maximum 5%
 - Calculated Based on O&G PPI

BOBCAT XL

5-Year Lease

Year 1: TBD

Escalation Feature:

- Same, but Minimum is 2%/year and
- Maximum is 4%
 - Calculated based on O&G PPI

3-Year Lease

Year 1: TBD

Escalation Feature:

- Minimum 3%/year
- Maximum 5%
 - Calculated Based on O&G PPI

BOBCAT 2XL

5-Year Lease

Year 1: TBD

Escalation Feature:

- Same, but Minimum is 2%/year and
- Maximum is 4%
 - Calculated based on O&G PPI

3-Year Lease

Year 1: TBD

Escalation Feature:

- Minimum 3%/year
- Maximum 5%
 - Calculated Based on O&G PPI