



34,800 S.F. on 60 Acres

300 W. CR 302 Barnhart, TX 76930

FOR LEASE

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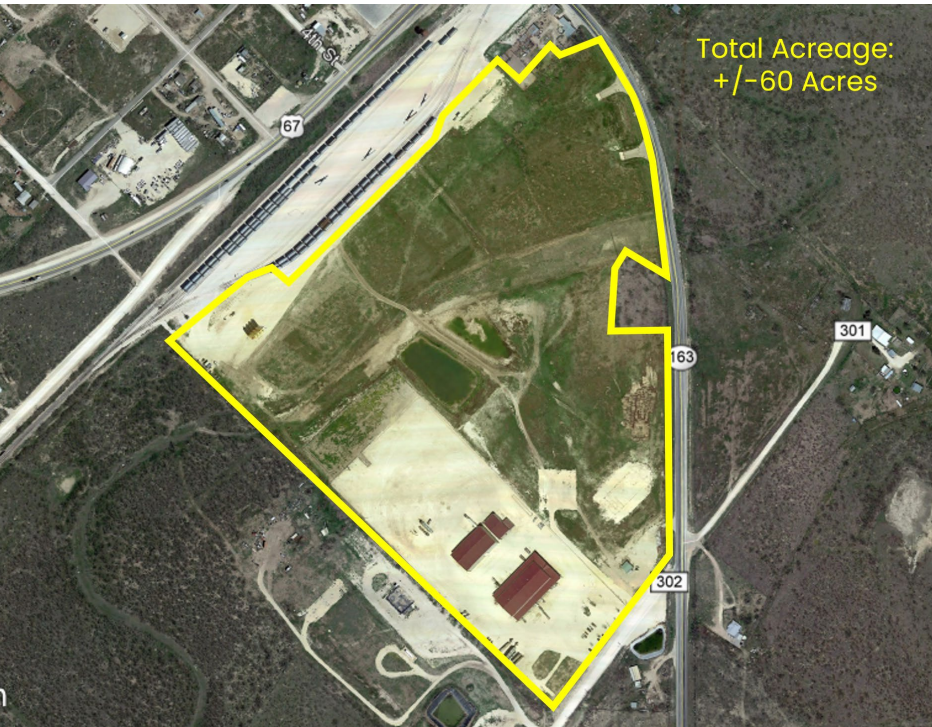
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HIGHLIGHTS

- 12 Rocked Acres, 60 Total
- 17,000 SF Drive-Thru Truck Building
- 12,750 SF Storage Warehouse
- 7 Offices, Lab, Mezzanine
- 15-Ton Bridge Crane
- 5k SF Double Wash Bay
- Rail Spur (Texas Pacifico)



PROPERTY SUMMARY

Total Building Size:

38,500 SQFT

Area:

60 Acres

Year Built:

2013

Lease Rate:

\$25,000/Month

Zoning:

None

Lease Type:

NNN

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DETAILS

This top-quality oilfield and industrial service facility is well equipped for heavy equipment and vehicle fleet service, with direct rail spur access and just off US Hwy 67.

Building 1:

- 17,000 Square Feet
- 85' X 200' enclosed + 25' canopy on 3 sides
- 7 Offices, shop, rr, mezzanine storage
- 6 Drive-thru bays incl (13) 14' X 16' bay doors
- 15-ton crane, heavy power

Building 2:

- 12,750 Square Feet
- 85' X 150' enclosed warehouse
- (4) 15' X 15' bay doors, drive-thru capable

Building 3:

- 5,050 Square Feet
- 85' X 50' double wash bay + equipment shed
- 2 covered drive-through bays
- Drains & sump

Land:

- 60 Acres
- 12 Acres fully rocked and secure fenced
- Yard lighting, paved aprons
- 60 Acres total (mol) with rail access

Amenities

- Trailer hookups to accommodate 20 + modular trailers inside the fence (typical 70' x 15' units)
- Rail served via Texas Pacifico (north side of 60 ac)

PHOTOS

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PHOTOS

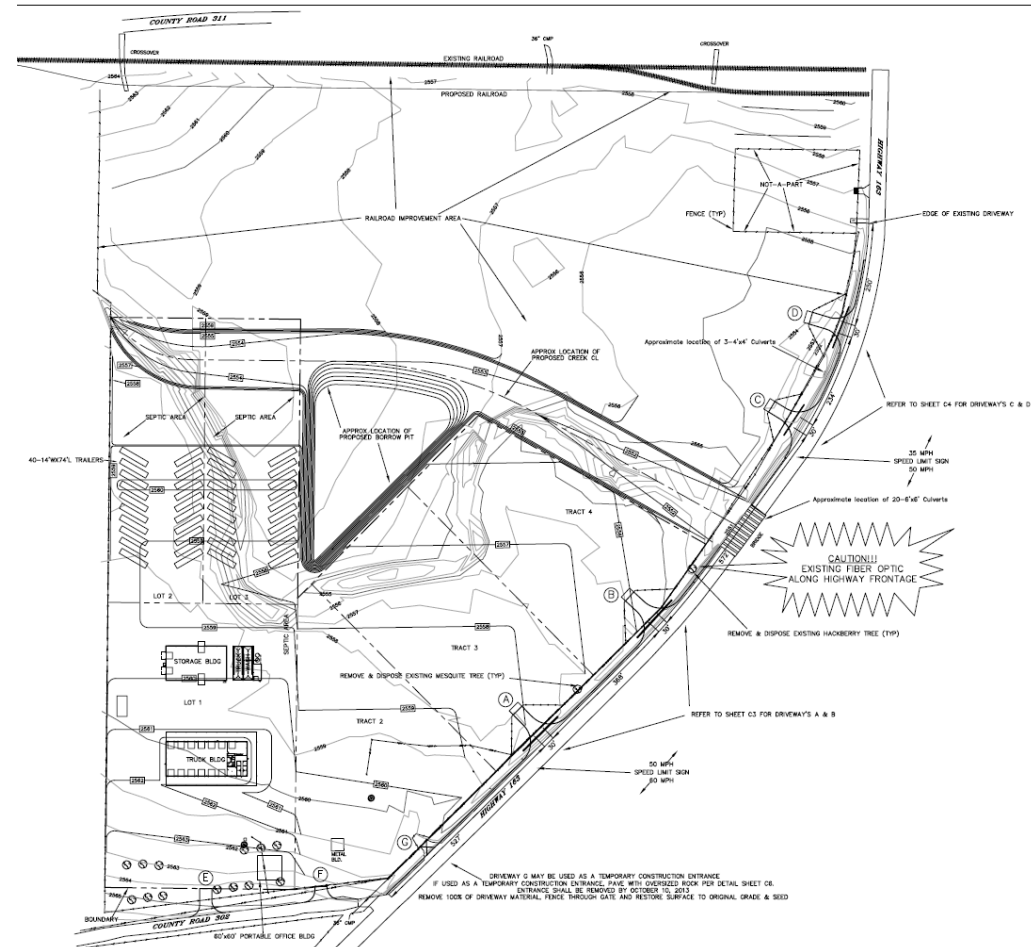
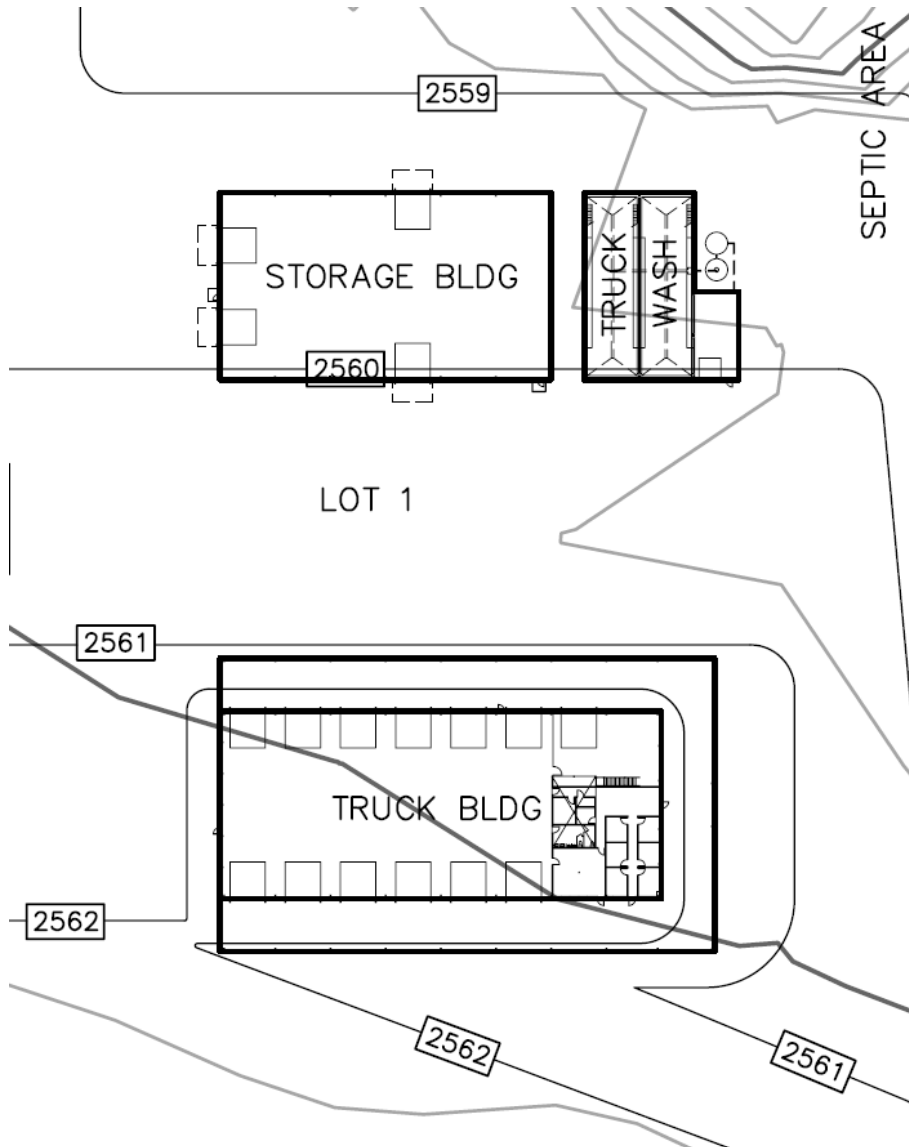
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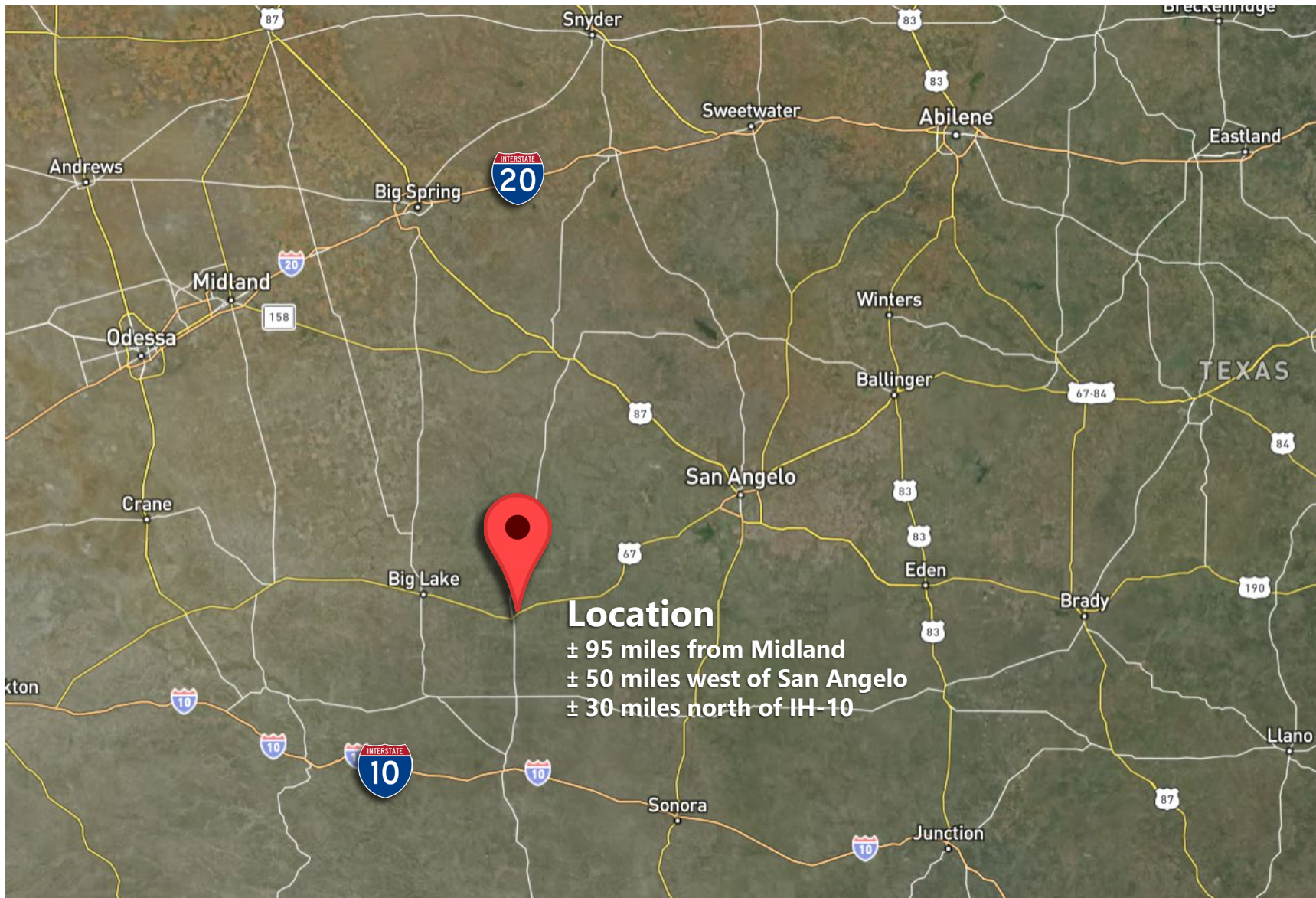
SITE PLAN

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MAP

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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.

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Estate Commission
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