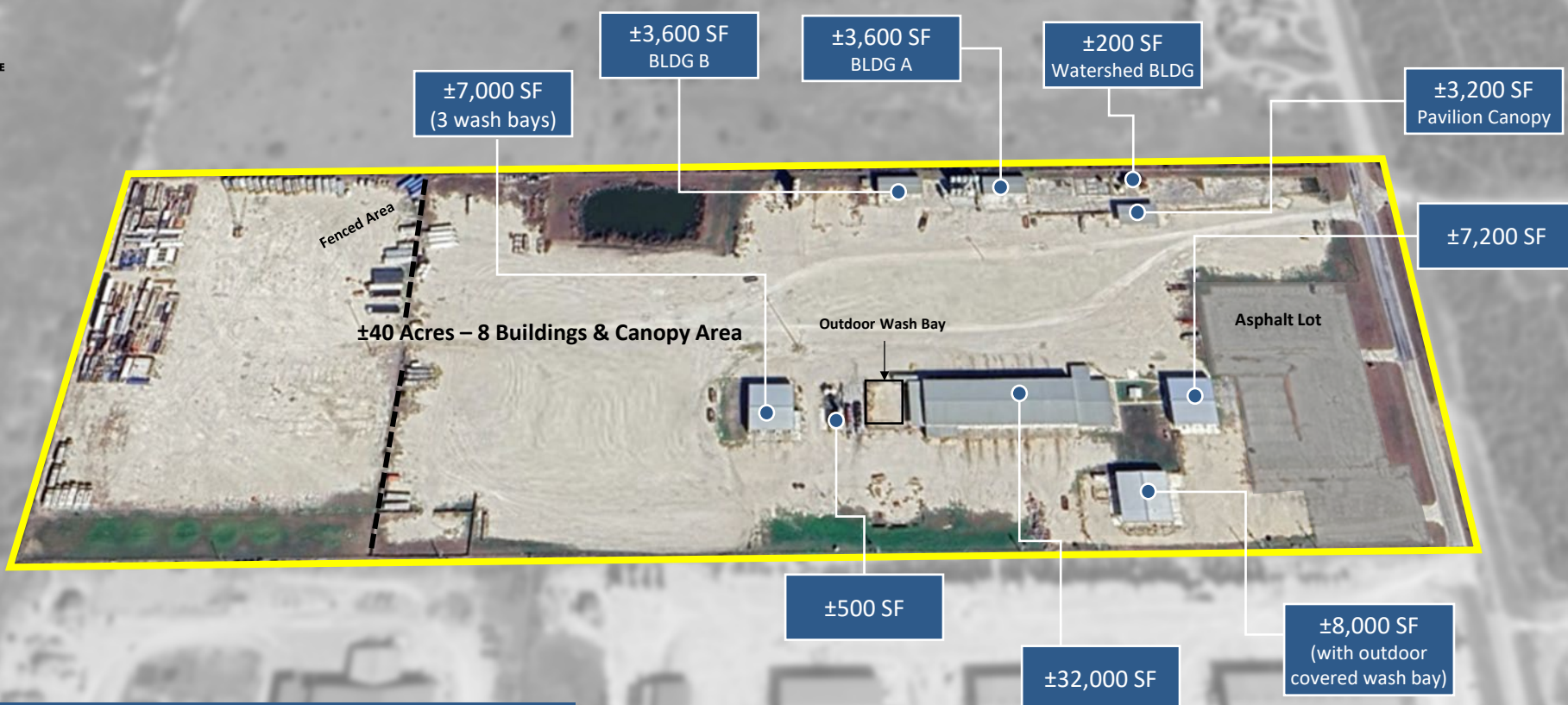


FOR SALE

586 County Road 429, Pleasanton, TX 78064

±62,100 SF Industrial Property On ±40 Acres



- Entire property is stabilized and fenced with lighting throughout yard
- Wash Bays – 5 Total
 - 3 within one building
 - 1 outside (in the open)
 - 1 outside (canopy covered)



TOTAL: ±62,100 SF

NEWMARK

For information, please contact:

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david.husid@nrmk.com

PROPERTY LOCATION

MAP

586 County Road 429, Pleasanton, TX 78064



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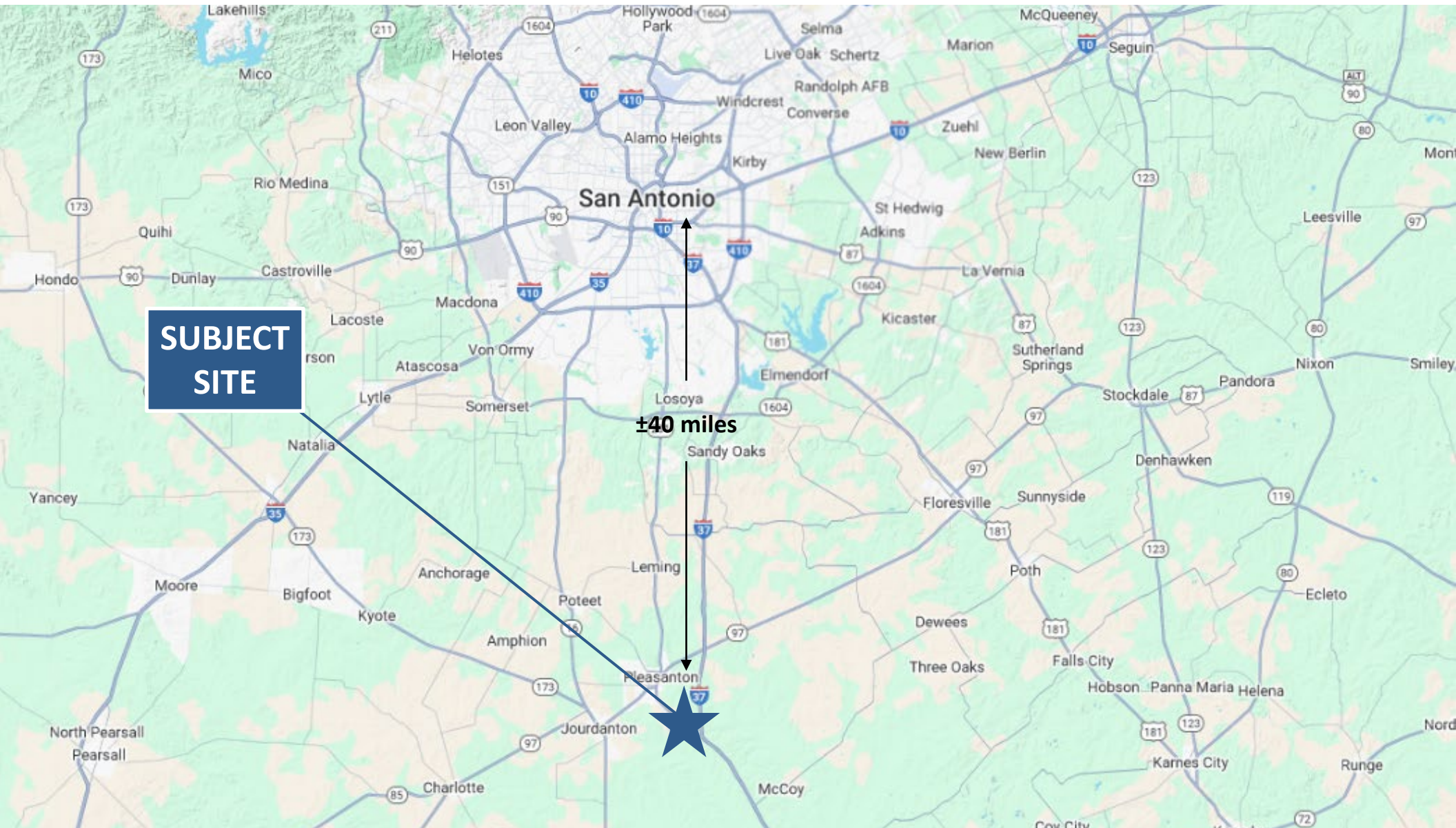
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Property View - Facing North



Property View - Facing West

PAVILLION/CANOPY BUILDING

MAP

586 County Road 429, Pleasanton, TX 78064



Pavilion Canopy Building
Size: 3,200 SF
Clear height: 21' at the eave



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WATER SHED STORAGE

MAP

586 County Road 429, Pleasanton, TX 78064



Inside water shed



Water Shed Storage Building

Size: ±200 SF

Water tank inside

Bay Door: Grade level 10' x 10'

Power: 480Y/277V, 3 Phase, 100 Amps

water shed



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±3,600 SF BUILDING A

MAP

586 County Road 429, Pleasanton, TX 78064



±3,600 SF Building (A)

Office Area: +/-300 SF

Bulk Plant Office +/-200 SF
Restroom +/-100 SF
Upstairs storage room

Warehouse Area: +/-3,300 SF

- **Clear height:** 19' at the eave
- **Power:** (2) 208Y/120V, 3 Phase, 100 Amps each
- **Bay Door:** Grade Level 14' x 14'

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PROPERTY IMAGES

MAP

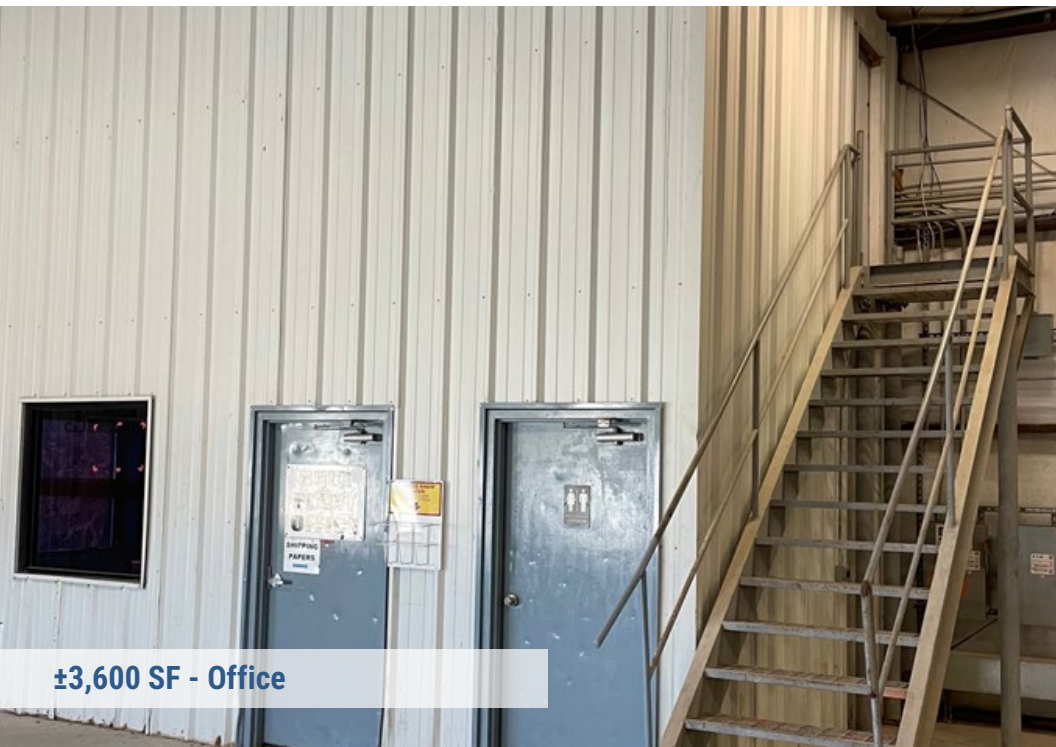
586 County Road 429, Pleasanton, TX 78064



±3,600 SF Bldg A



±3,600 SF



±3,600 SF - Office



Bldg A/B

±3,600 BUILDING B

MAP

586 County Road 429, Pleasanton, TX 78064



±3,600 SF Building (B)

Warehouse Area: ±3,600 SF

- **Clear height:** 21' at the eave
- **Power:** 208Y/120V, 3 Phase, 100 Amps & 480Y/277V, 3 Phase
- **Bay Door:** (3) Grade Level 14'x14'
- **Crane:** (1) 5 Ton Air
- **Compressors**

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PROPERTY IMAGES

MAP

586 County Road 429, Pleasanton, TX 78064



±7,000 SF Wash Bay building ±6,600 SF with ±400 SF storage room on east side of building)

Size: ±6,600 SF with ±400 SF Storage/Equipment Room

Wash Bays: 3 covered & additional uncovered/open wash bay next door (4th) all with pressure washers and air compressors

Clear Height: 23.5' at the eave and there are pipes that clear at 19.5'

Bay Doors: 6 (3 Drive Thru Bays) 16'h x 14'w

Power: 480V, 400 Amps, 3 Phase & 208Y/120V, 100 Amps, 3 Phase

Storage/Equipment Room: +/-400 SF with Rollup Door 8' h x 6'w



±500 Additional Storage Shed by Wash Bay Building

- **Size:** +/-500 SF

- **Power:** 120Y/240V

- **Bay Door:** 1 Door 10' x 10'

Uncovered/Open Wash Bay Area backs up to this building

PROPERTY IMAGES

MAP

586 County Road 429, Pleasanton, TX 78064



±32,000 SF BUILDING

MAP

586 County Road 429, Pleasanton, TX 78064

±32,000 SF Building

Office Area: +/-5,400 SF

- Large Training Room (+/-2,000 SF)
- Interior Office
- Testing lab (+/-1,200 SF with dedicated power: 600Amps, 3 Phase, 277V & 208Y/120V, 3 Phase)

Warehouse Area: +/-26,600 SF

- Multi-functional office area in warehouse: 2 shop offices, breakroom, restrooms with large locker room/shower area

Main Warehouse

- 8 Drive Thru Doors ((17 Bay doors total for entire building (1 in Smaller Warehouse Area) all automatic))
- Power: 480Y/277V, 400 Amps & (2) 208Y/120V, 3Phase
- Clear Height: 29.5' at eave
- Bay Doors: 16 in Main Warehouse (16'h x 14'w)
- Cranes: (2) - 10 Ton Cranes
- Fenced in areas within the warehouse
- Small Outside Canopy area on the southwest corner of building



Smaller Warehouse Rooms

- 29.5' Clear Height at eave (metal wall separating these 2 warehouse areas) storage with an additional smaller side storage room that opens on west end of the building to a canopy area outside of building
- Bay Doors: 1-16'h x 14'w
- Power: 480Y/277V, 3 Phase & 208Y/120V, 3 Phase
- Connected by a 10' x 10' door to smaller Storage Room with an 8' x 8' roll up door

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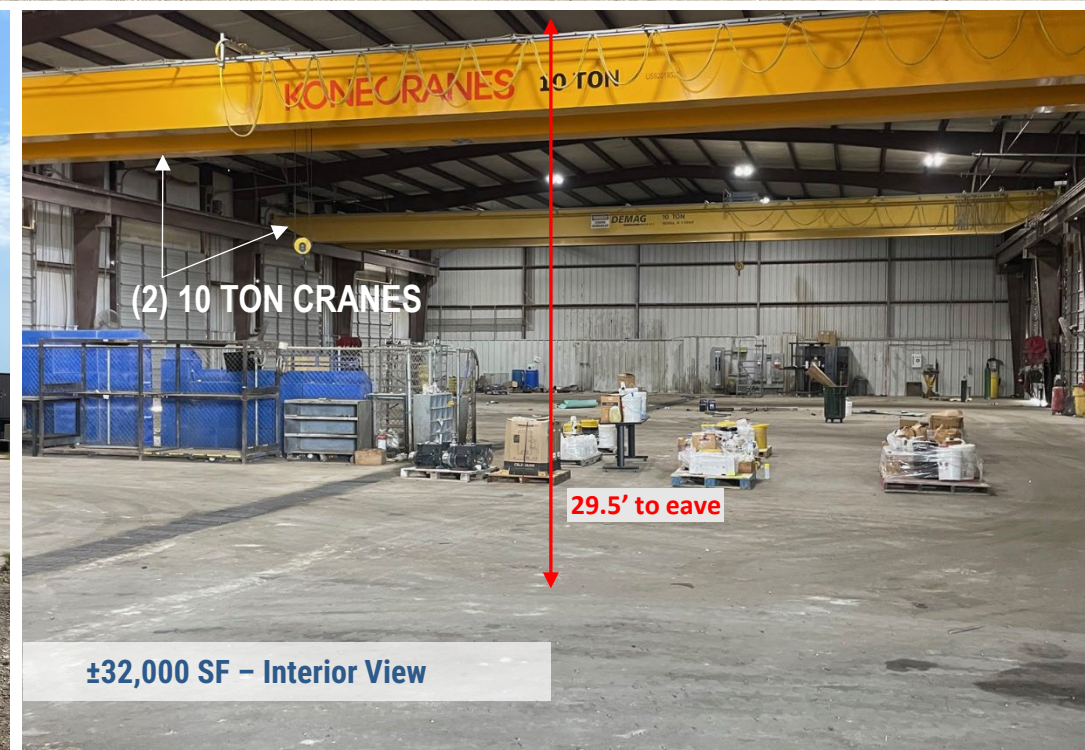
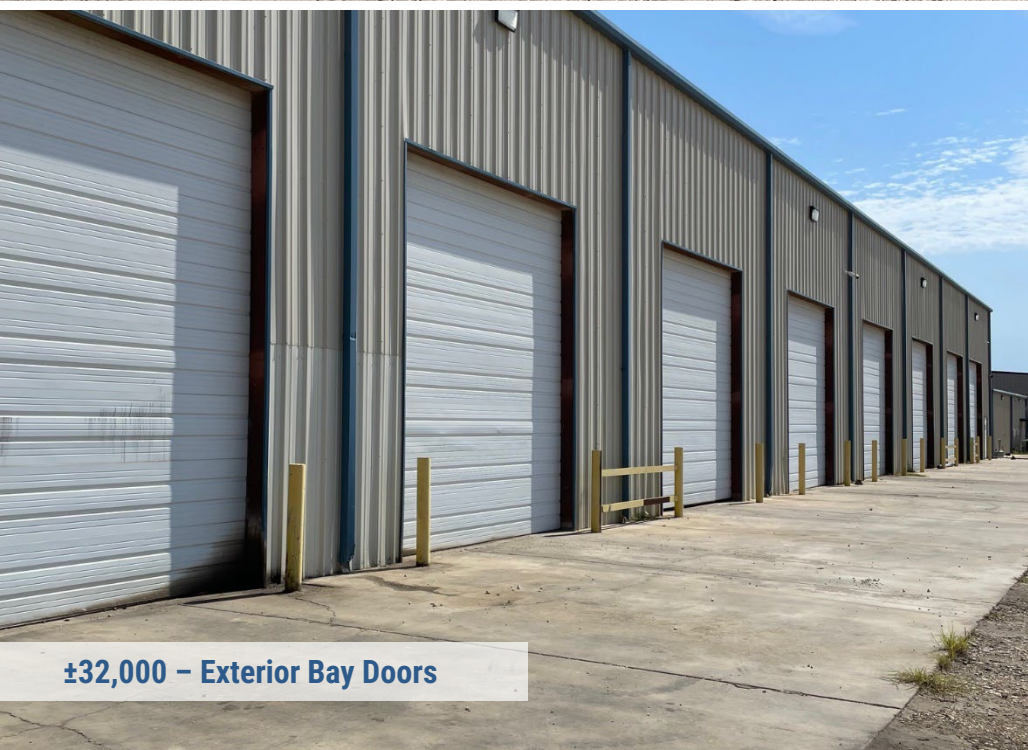
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PROPERTY IMAGES

MAP

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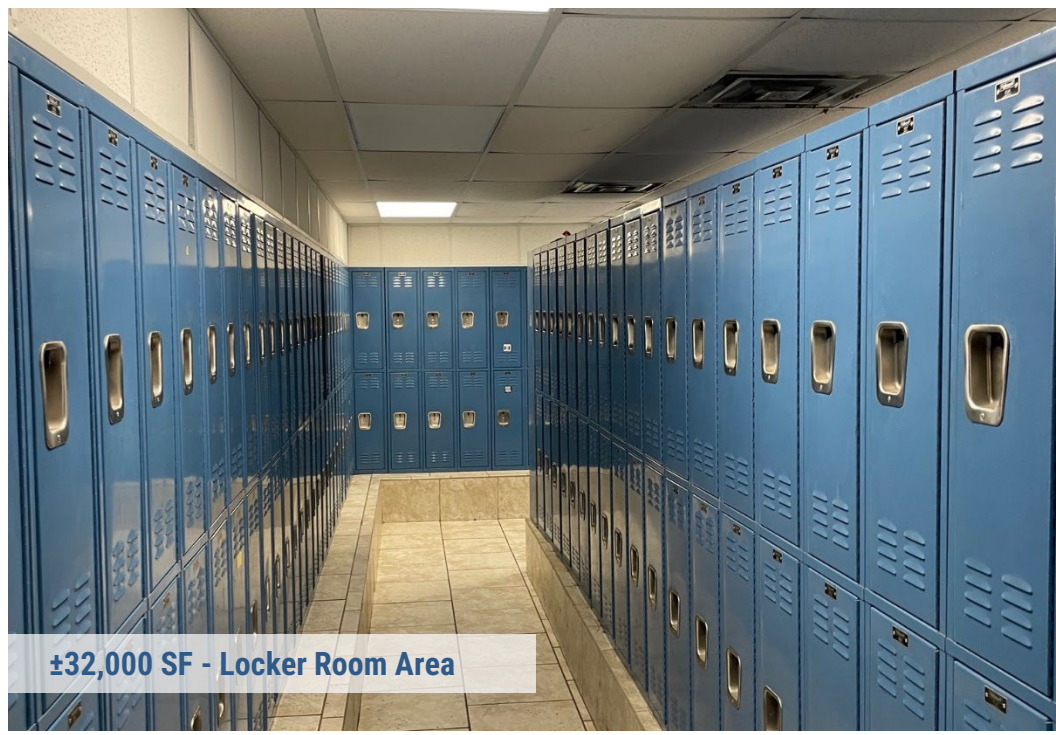
PROPERTY IMAGES

MAP

586 County Road 429, Pleasanton, TX 78064



±32,000 SF - Training Room



±32,000 SF - Locker Room Area



±32,000 SF - Lab Room



±32,000 SF - Breakroom

PROPERTY IMAGES

MAP

586 County Road 429, Pleasanton, TX 78064



±32,000 SF - Side Room Storage



±32,000 SF - Power in Smaller Storage Room



±32,000 SF - Big Ass Fan



±32,000 SF - Smaller Storage Area

±8,000 BUILDING

MAP

586 County Road 429, Pleasanton, TX 78064

±8,000 SF Building

Office Area: +/-800 SF within the warehouse

- Office
- Breakroom
- Restrooms with Lockers

Warehouse Area: +/-7,200 SF

- **Clear Height:** 23' at eave
- **Power:** (2) 480Y/277V, 225 Amps & 208Y/120V, 225 Amps
- **Bay Doors:** 3 total and 1 drive thru capable area all doors at 16' X 16'
- **Outdoor Wash Bay** that is covered (canopy) with pressure washer and air compressor



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PROPERTY IMAGES

MAP

586 County Road 429, Pleasanton, TX 78064



±7,200 SF BUILDING

MAP

586 County Road 429, Pleasanton, TX 78064

±7,200 SF Building

Office Area: +/-300 SF

- Bathroom
- Single office

Warehouse Area: +/-6,900 SF

- **Clear Height:** 23.5' at eave
- **Power:** 480V, 250 Amps
- **Bay Doors:** 5 total at 16' x 16' and 2 drive thru capable
- **Interior fenced in area** for 1 Bay Door that is not drive thru capable



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±7,200 SF



±7,200 S - Office



±7,200 SF - Inside



Contact Broker For Pricing

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