



# FIRST KEYSTONE PECOS INDUSTRIAL PARK

## The “Bobcat” Series

We now offer a simpler & slimmer line of buildings 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 or are at the entry-level in their own development where practicality & simplicity are important. 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!

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

### **First Keystone Pecos Industrial Park, L.P.**

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### **Moriah Brokerage Services**

Trey Dennis

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## “The Bobcat Product Line”



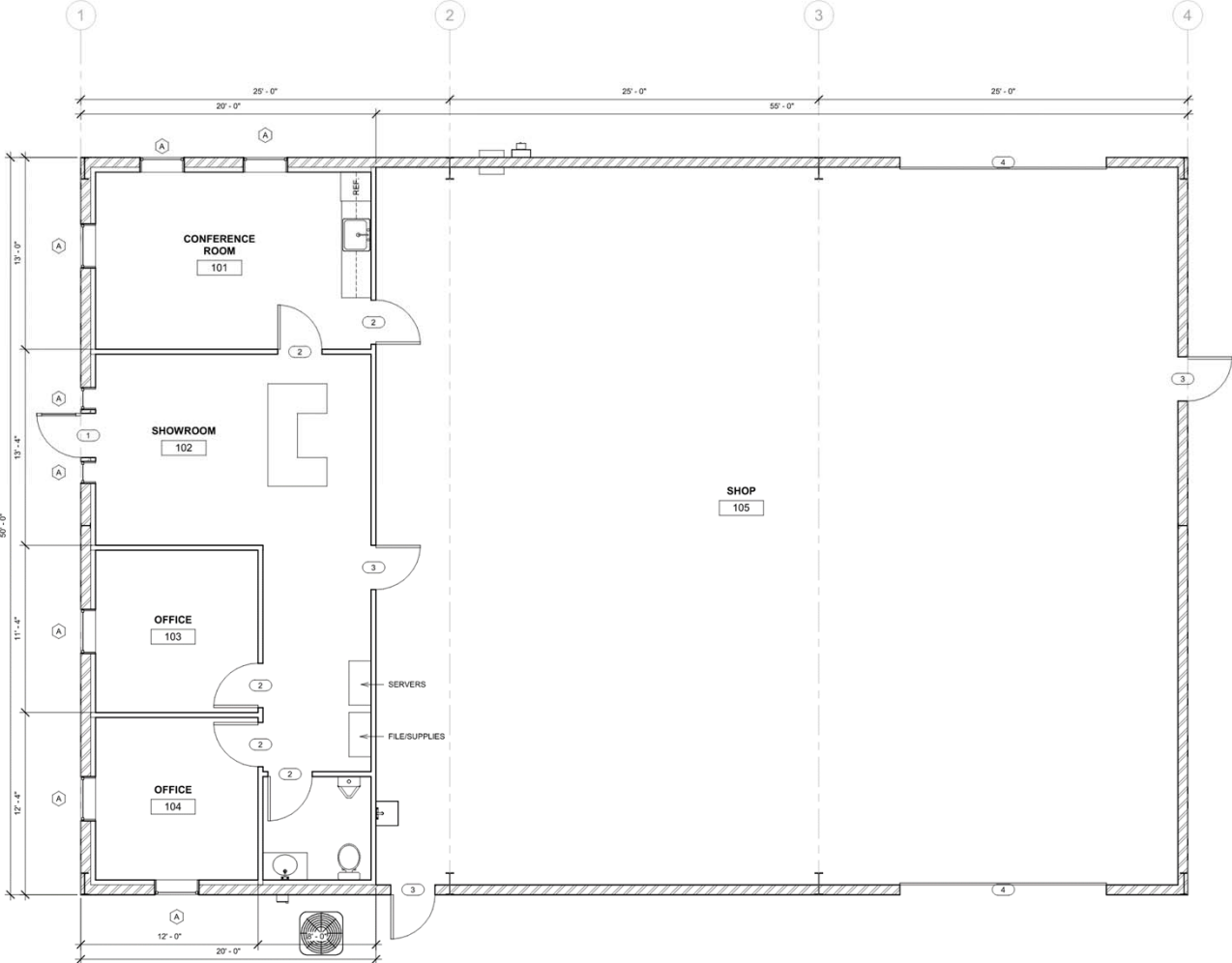
### **Our Standard 3,750 s.f. Office/Shop/Warehouse**

*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).*

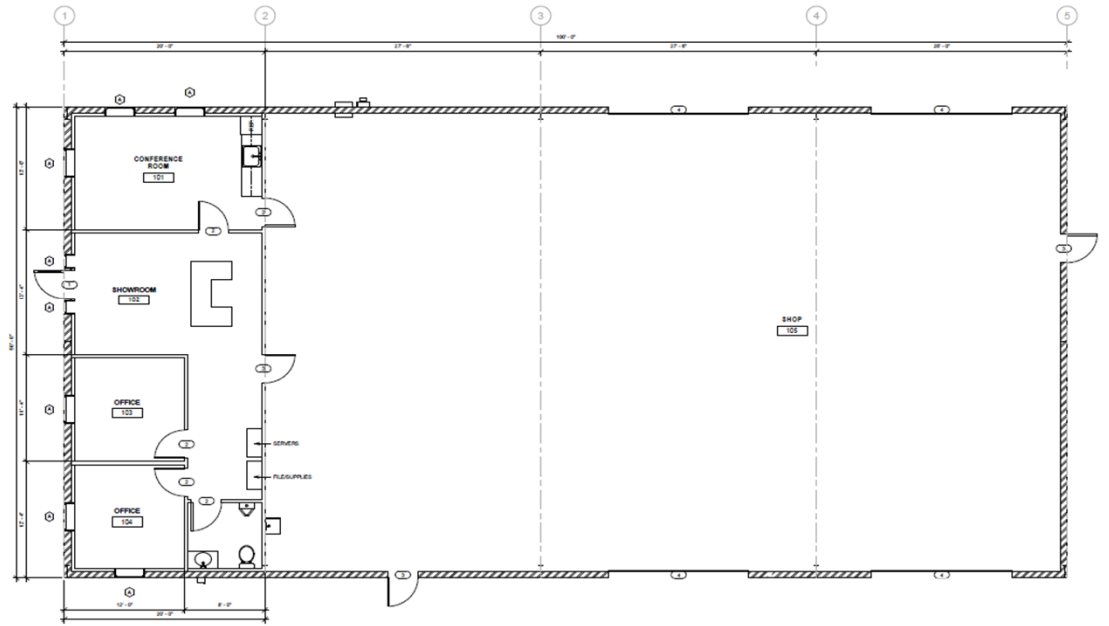
**BOBCAT STANDARD – 3,750 sf**



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# BOBCAT XL – 5,000 sf

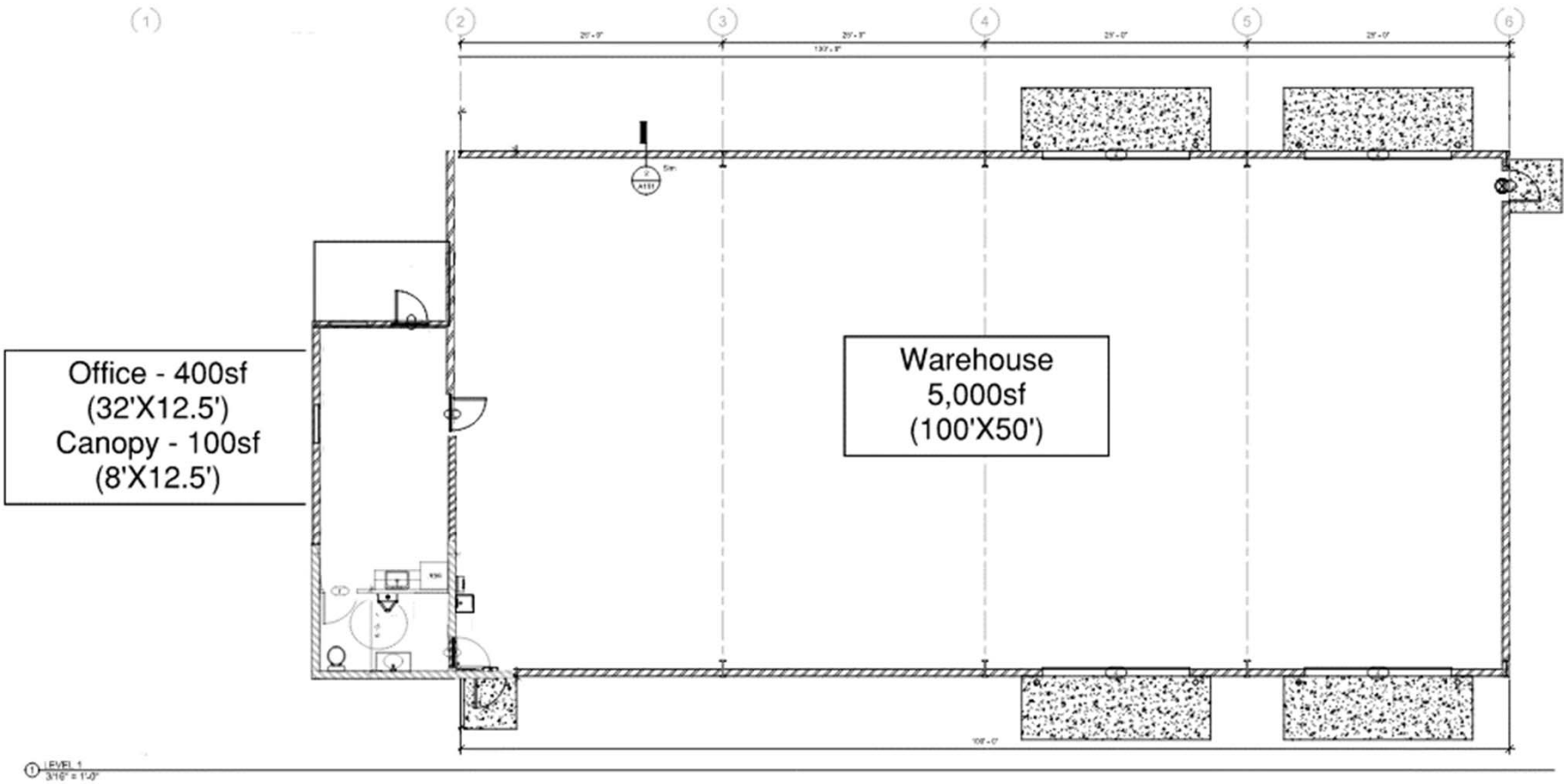




**BOBCAT XL – 5,000 sf**



**BOBCAT XL LITE – 5,500 sf**





## 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 (electric openers)
  - Fan/louvres
  - Expandable
- Yard – 1 acre
  - Fenced with sliding gate
  - Top-of-the-line caliche
  - Multiple entrances
  - Additional parking in front

### **XL:** 5,000 s.f.

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

### **XL Lite:** 5,500 s.f.

- Office: 400 s.f.
- Covered Entrance: 100 s.f.
- Shop: 5,000 s.f.
  - 16' eave
  - 4 x 14' overhead doors (electric openers)
  - Fan/louvres
  - Expandable
- Yard – 2 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”	XL-Lite
S.F.	3,750	3,750	5,000	5,500
Shop	2,750	2,750	4,000	5,000
Office	1,000	--	400 (+ 100 sf canopy)	500
<u>Yard:</u>				
Size (ac.)	+/- 1.0	+/- 1.0	+/- 1.0 or 2.0	+/- 2.0
Fenced/Gated	✓	✓	✓	✓
Offsite Detention	✓	✓	✓	✓

**Choice**



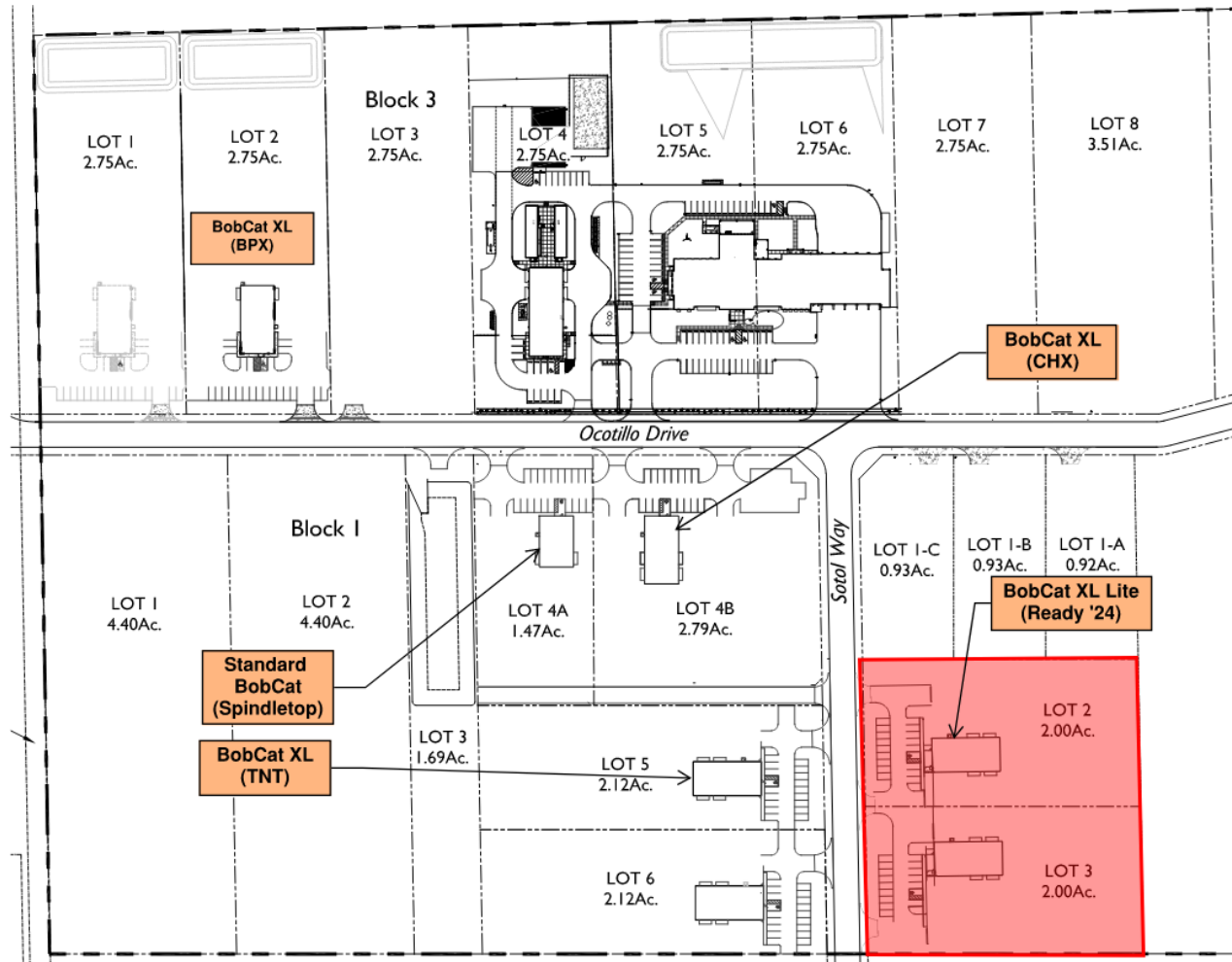
## Bobcat Specifications

	A	B	C	D
	<u>3,750sf Standard</u>	<u>3,750sf Warehouse</u>	<u>5,000sf XL</u>	<u>5,500sf XL Lite</u>
<b>Shop</b>	2,750 sf	3,750 sf	4,000 sf	5,000 sf
<b>Office</b>	1,000 sf	N/A	1,000 sf	400 sf
<b>Eave height</b>	16'	16'	16'(shop);14'(Office)	16'
<b>Liner Panels</b>	8'	8'	8'	8'
<b>3" insulation</b>	Yes	Yes	Yes	Yes
<b>Overhead Doors (14')</b>	2	2	4	4
<b>Electric Openers</b>	Yes	Yes	Yes	Yes
<b>Bollards</b>	Yes	Yes	Yes	Yes
<b>Aprons</b>	Yes	Yes	Yes	Yes
<b>Shop Fan</b>	Yes(Louvre Option)	Yes(Louvre Option)	Yes(Louvre Option)	Yes
<b>Mopsink</b>	1	1	1	Yes
<b>EV Charge</b>	Yes	Yes	Yes	Yes
<b>Washer/Dryer Hook-ups</b>	Yes	No	Yes	Yes
<b>Heat/AC</b>	Yes	N/A	Yes	Yes
<b>Bathroom</b>	1	1	1	1
<b>Kitchenette</b>	Yes	N/A	Yes	Yes
<b>Sink</b>	Yes	N/A	Yes	Yes
<b>Cabinets</b>	Yes	N/A	Yes	Yes
<b>Yard (acres)</b>	+/-1.0 ac.	+/-1.0 ac.	+/-1.0 ac. or 2.0 ac.	+/-2.0 ac.
<b>Fenced/Gated</b>	Yes	Yes	Yes	Yes
<b>Utilities</b>				
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**

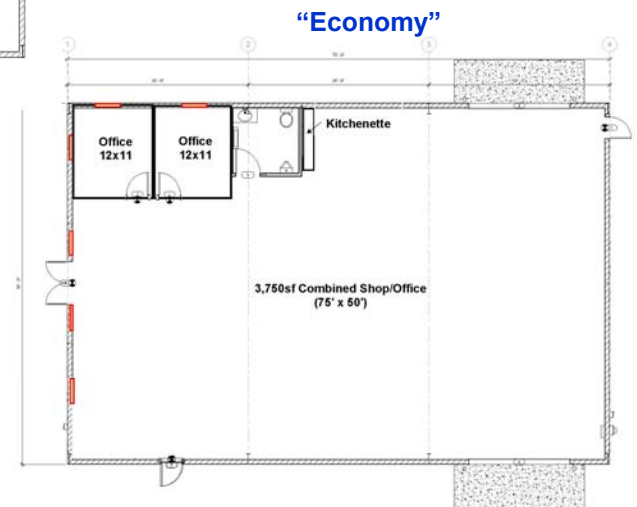
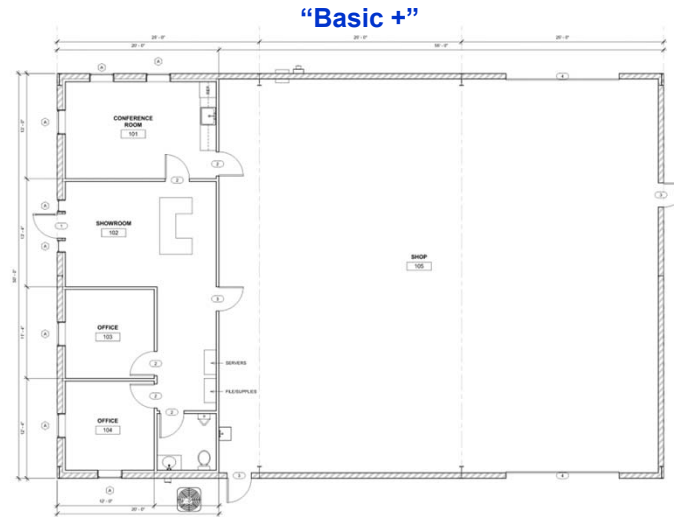
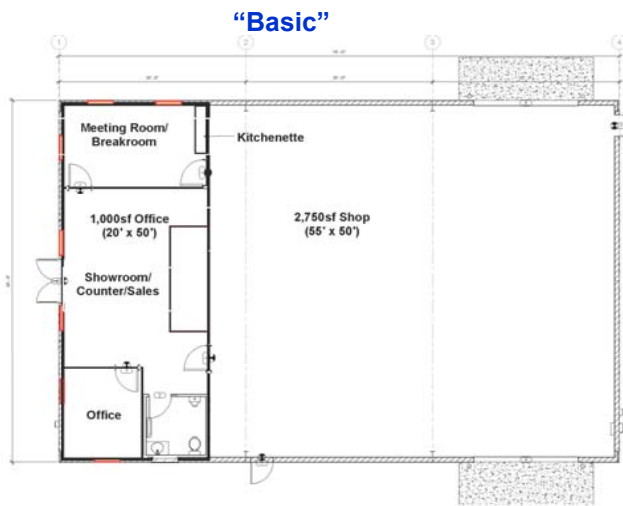


# Site Plan





# Three Office Floorplan Options



More Designs Available  
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