

FOR SALE:
\$6.8M

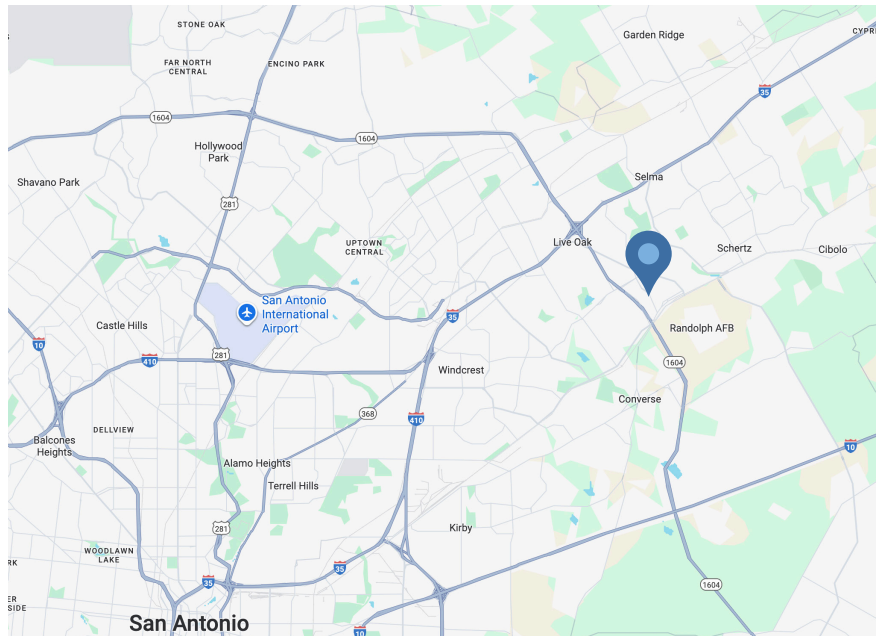
50,450 SF INDUSTRIAL BUILDING

UNIVERSAL CITY, TX | 1648 NORTHLAKE PASS



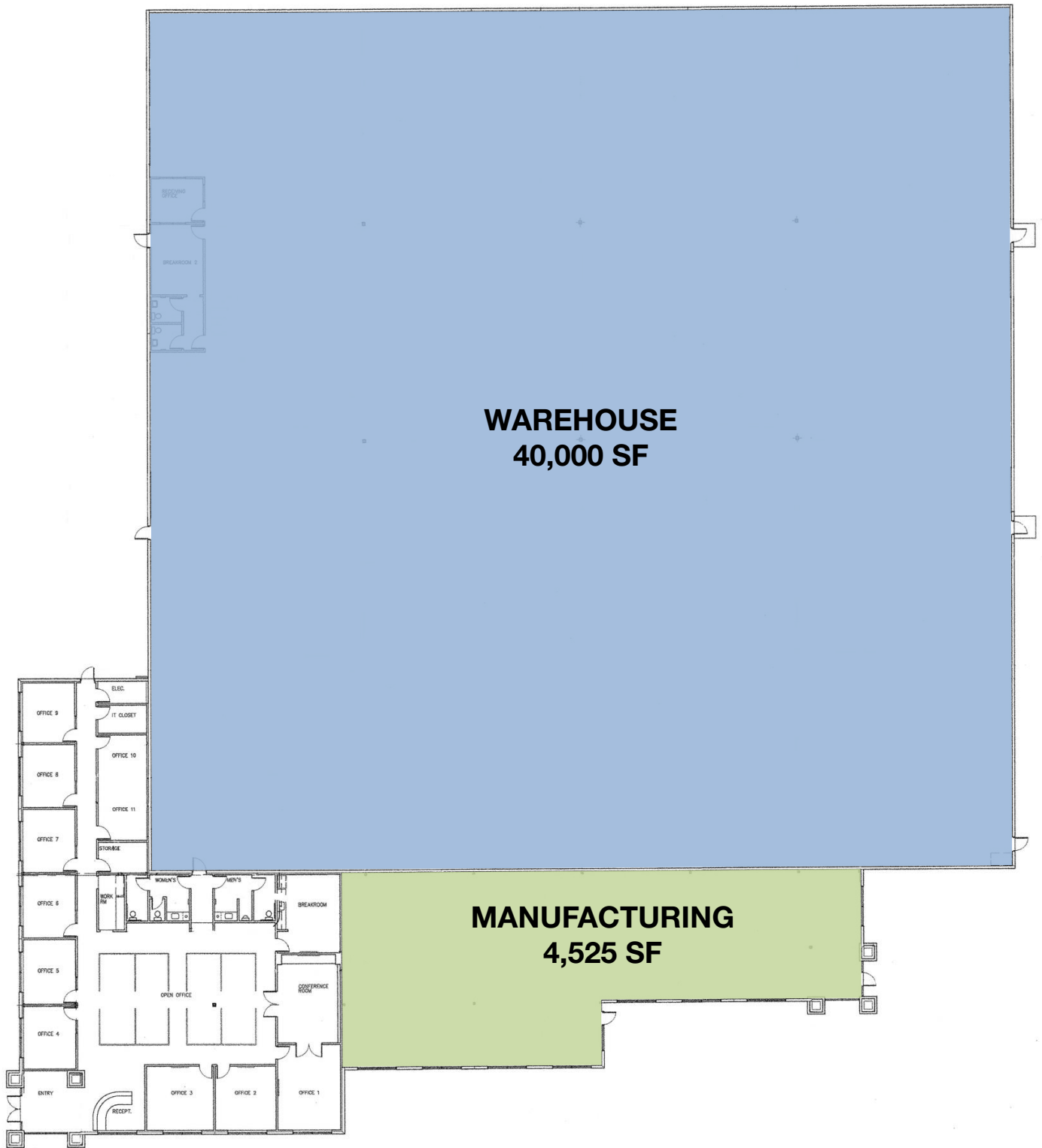
HIGHLIGHTS:

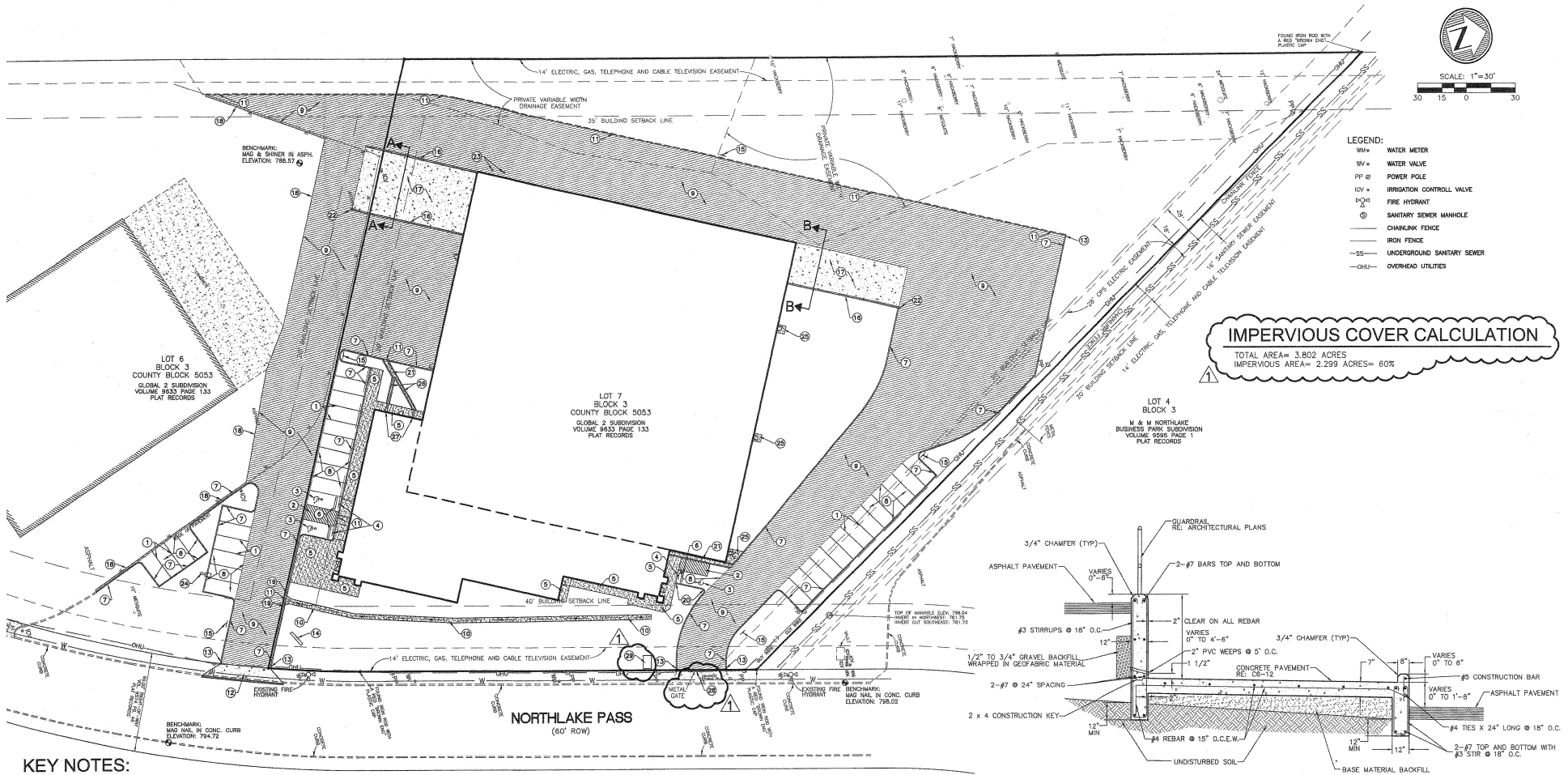
- BUILDING SIZE: 50,450 SF
- OFFICE AREA: 5,925 SF
- MANUFACTURING: 4,525 SF
- WAREHOUSE: 40,000 SF
- DOCK HIGH: 5 BAYS
- GRADE LEVEL: 3 DOORS
- YEAR BUILT: 2013
- ZONING: OCL
[OUTSIDE CITY LIMITS]
- PARKING: 24
- CLEAR HEIGHT: 26'
- LOT: 3.8 ACRES
- CONCRETE TILT WALL
CONSTRUCTION









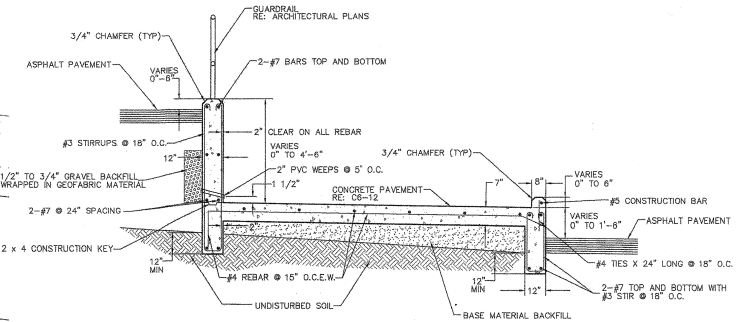


KEY NOTES:

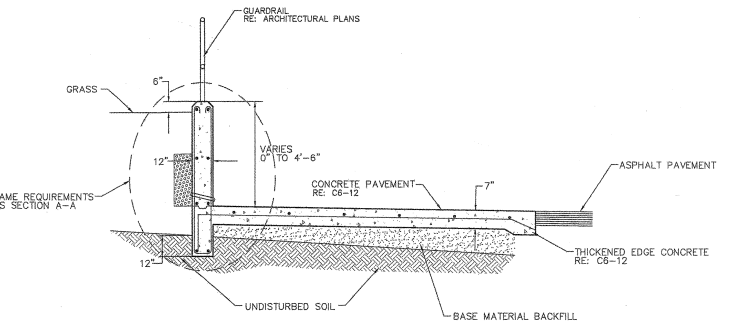
- 4" WIDE "TRAFFIC WHITE" PAINT STRIPE (TYPICAL)
- 4" WIDE "TRAFFIC WHITE" DIAGONAL STRIPES AT 2' ON CENTERS W/BORDER STRIPE (TYPICAL)
- HANDICAP SYMBOL OF ACCESSIBILITY (TYPICAL); RE: C6-2
- HANDICAP PARKING SIGN (TYPICAL); RE: C6-3
- CONCRETE SIDEWALK WITH EXPANSION AND CONTROL JOINTS; RE: C6-1
- PRECAST WHEEL STOP (TYP); RE: C6-4
- CONCRETE CURB AT ASPHALT PAVEMENT; RE: C6-8
- LIGHT DUTY ASPHALT PAVEMENT; RE: C6-10
- HEAVY DUTY ASPHALT PAVEMENT; RE: C6-10
- CONCRETE SWALE; C6-11
- HEADER CURB; RE: C6-9
- CONCRETE DRIVEWAY; RE: C6-8 & PER CITY OF UNIVERSAL CITY REQUIREMENTS
- 2' LONG CURB HEIGHT TAPER FROM 0" TO 6"
- PROPOSED MONUMENT SIGN; RE: ELECTRICAL PLAN
- FIRE LANE SIGNS; RE: C5
- RETAINING WALL; RE: DETAIL ON THIS SHEET
- CONCRETE PAVEMENT; RE: C6-12
- PAVEMENT SAWCUT LINE
- CURB HEIGHT TAPER TO MATCH CONCRETE SWALE SIDE SLOPE.
- CURB HEIGHT VARIES FROM 0" TO 6"; RE: GRADING PLAN
- 24" WIDE CONCRETE CHANNEL; RE: C6-7
- STEEL POST BOLLARD; RE: C6-5
- STEEL POST BOLLARD. COORDINATE EXACT LOCATION AT GAS METER WITH MEP PLANS; RE: C6-5
- LIGHT POLE; RE: MEP PLANS
- CONCRETE SIDEWALK/SLOOP; RE: C6-1
- 12" WIDE CONCRETE CHANNEL; RE: C6-7
- 12" WIDE SIDEWALK DRAIN BOXES. PROVIDE OPENING IN PLATE AND EXTEND DOWNSPOUT TO 1/2" BELOW PLATE; RE: C6-13
- REMOVE METAL GATE
- DOUBLE DETECTOR CHECK VALVE VAULT; RE: C4.0

THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. SOME OF THE LOCATIONS SHOWN WERE OBTAINED FROM RECORDS AND INFORMATION AVAILABLE AND ARE NOT GUARANTEED. UTILITIES NOT SHOWN ON THIS DRAWING MAY EXIST. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION AND IS RESPONSIBLE FOR ANY DAMAGES TO, AND FOR MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY OF FIELD VERIFYING EACH UTILITY LOCATION AND COORDINATING AND NOTIFYING OWNERS AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION.

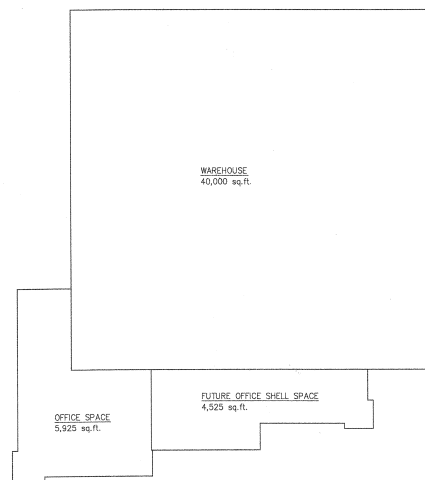
CALL AT LEAST 48 HOURS BEFORE DIGGING
As of Oct. 1, 1998, it is Texas state law that you contact a one-call system before excavating!
ONE-CALL SYSTEM OF TEXAS DIG TEXS LONE STAR NOTIFICATION TEXAS ONE-CALL
1-800-345-6005 1-800-344-8377 1-800-668-8344 1-800-245-1045
A federal law now in effect also states that any person who engages in excavation activities without first using an available one-call notification system to determine locations of underground facilities; or without heeding location information or markings and subsequently damages an underground facility shall be subject to a fine, imprisonment, or both. The law also states that OSHA may be notified of any accident caused by an excavator. Please see our accident report on back of this letter.



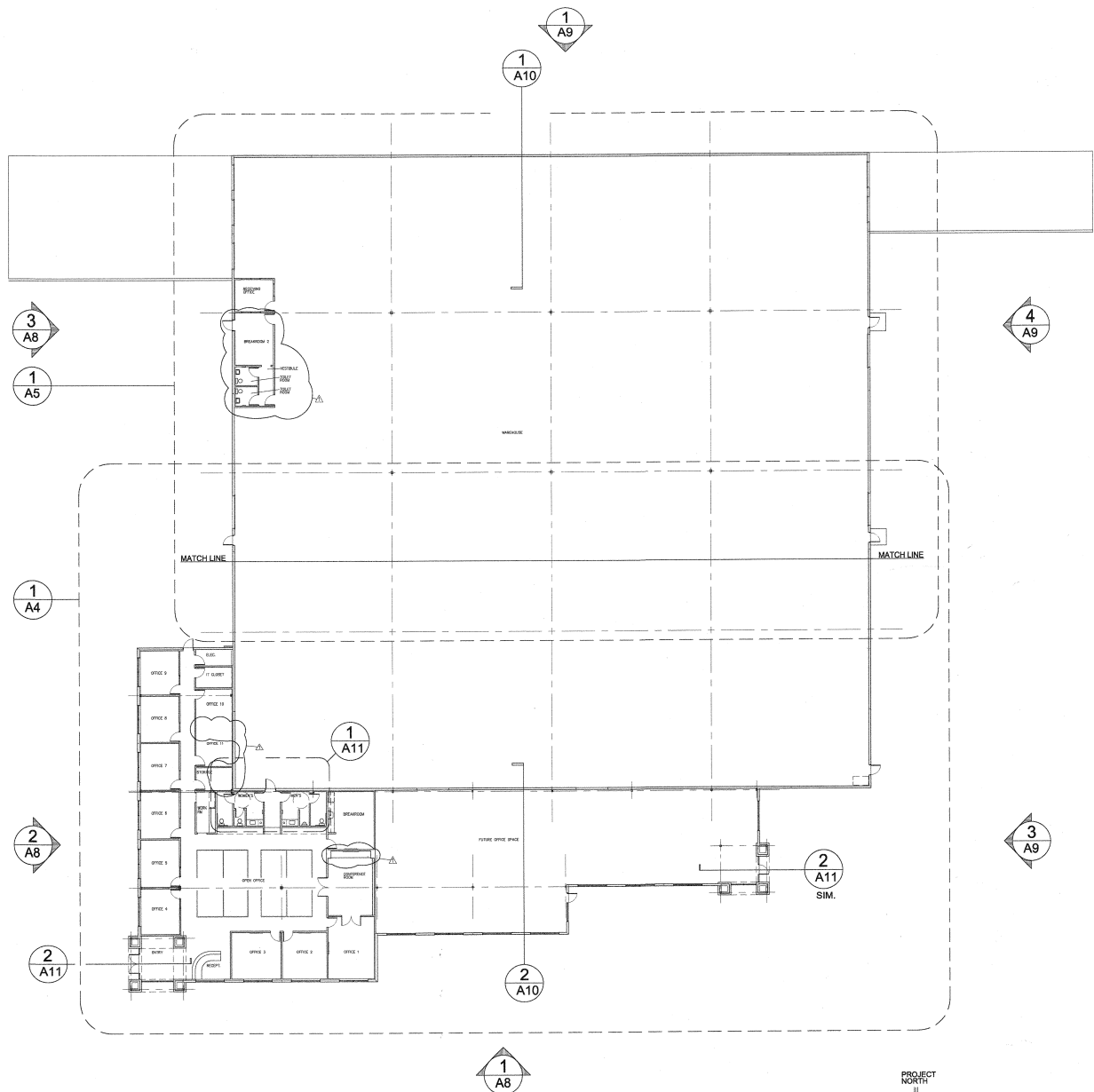
SECTION A-A



SECTION B-B



2
A2 FLOOR AREA DIAGRAM
SCALE: 1/32" = 1'-0"



1
A2 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		