

CRANE SERVED FABRICATION FACILITY

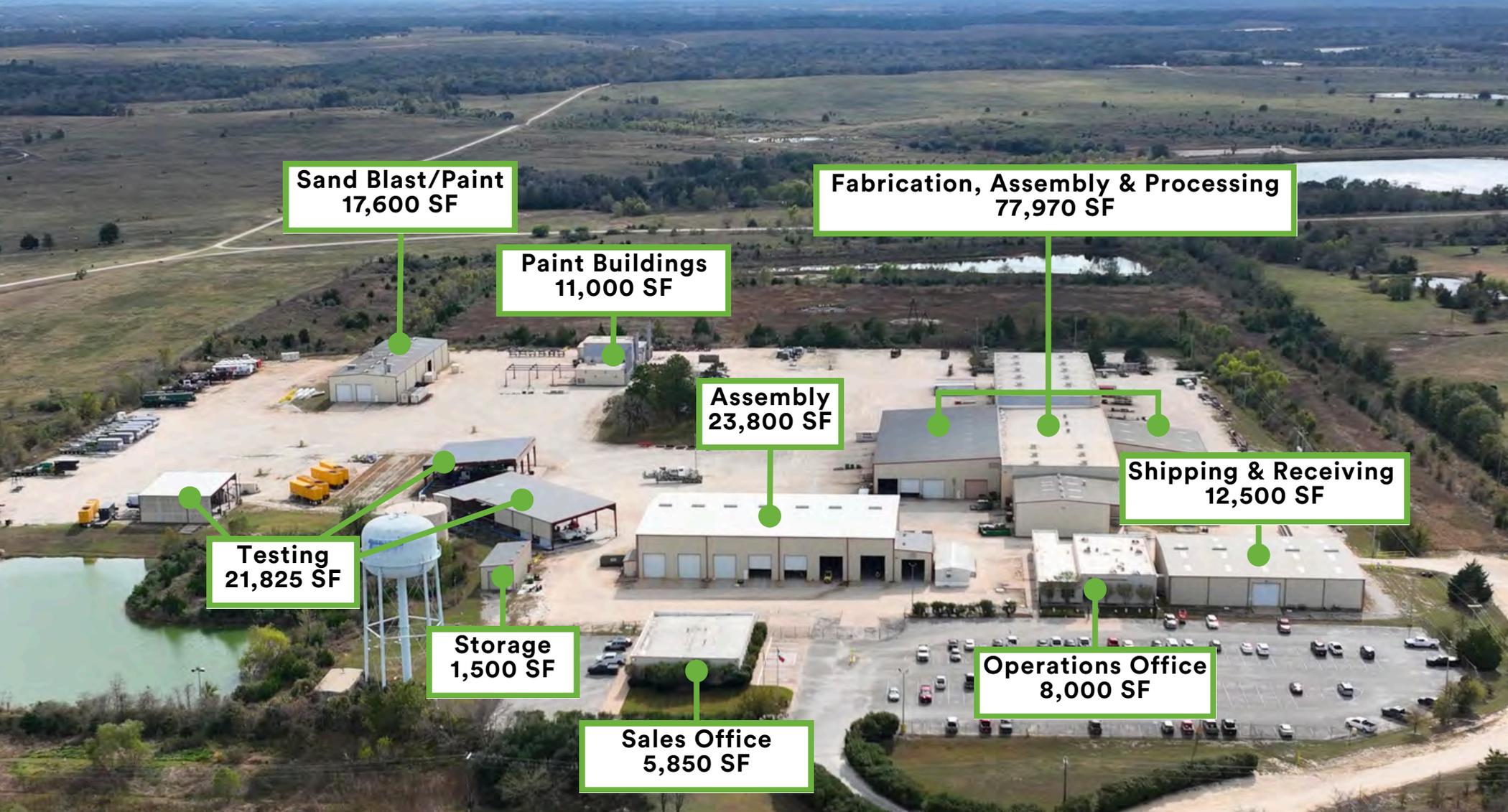
180,045 SF | 76.67 ACRES

6740 HIGHWAY 30
ANDERSON, TEXAS 77830



FOR LEASE

OLDHAMGOODWIN.COM | 979.268.2000



Sand Blast/Paint
17,600 SF

Fabrication, Assembly & Processing
77,970 SF

Paint Buildings
11,000 SF

Assembly
23,800 SF

Shipping & Receiving
12,500 SF

Testing
21,825 SF

Storage
1,500 SF

Operations Office
8,000 SF

Sales Office
5,850 SF

PROPERTY HIGHLIGHTS

- Eave Height: 20' - 40'
- Electricity: 3phase, 480V, 4,150 amps
- 300K gallon water storage tank
- 120° propane powered heat paint booth
- Cranes (13)
 - Eight - 5 ton
 - One - 7.5 ton
 - One - 10 ton
 - One - 20 ton
 - Two - 25 ton

BUILDING FEATURES

SALES OFFICE



- Building Size: 5,850 SF
- Electricity: 300 Amps

OPERATIONS OFFICE



- Building Size: 8,000 SF
- Electricity: 300 Amps

ASSEMBLY



- Building Size: 23,800 SF
- Electricity: 400 Amps
- Cranes
 - One - 20 Ton
 - One - 10 Ton
 - Three - 5 Ton
- Hook Height: 24'
- Eave Height: 30'
- Overhead Doors:
 - Twelve- 16'x18'
 - One - 16'x14'

SHIPPING & RECEIVING



- Building Size: 12,500 SF
- Electricity: 400 Amps
- Eave Height: 20'
- Overhead Doors:
 - Two - 18'x16'

TESTING



- Size: 21,825 SF
- 3 Buildings
- Electricity: 600 Amps
- 300K gallon water storage tank
- 14"-18" water supply lines
- 11 Bays

BUILDING FEATURES

SAND BLAST & PAINT



- **Building Size: 12,500 SF**
- **Electricity: 400 Amps**
- **Eave Height: 26'**
- **Overhead Doors:**
 - Five - 16'x18'
- **Paint Booths:**
 - One - 20'x100'
 - One - 10'x25'
- **Sand Blast Booth:**
 - One - 20'x60'

PAINT BUILDINGS



- **Size: 11,000 SF**
- **3 Buildings**
- **Sprinklered**
- **120° propane powered heat paint booth**

FABRICATION, ASSEMBLY & PROCESSING



- **Building Size: 77,970 SF**
- **Electricity: 1,200 Amps**
- **Cranes**
 - Four - 5 Ton
 - One - 7.5 Ton
 - Two - 25 Ton
- **Hook Height: 30'**
- **Eave Height: 26' & 30'**
- **Overhead Doors:**
 - One - 12'x4'
 - One - 12'x14'
 - One - 14'x14'
 - Six - 16'x15'
 - Twelve - 25'x20'

RENTAL RATE



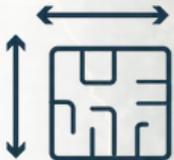
CALL BROKER

AVAILABLE SPACE



180,045 SF

SITE SIZE



76.679 AC

**Distance from
Northpoint Business Park**

- Dallas/Fort Worth: 177 Miles
- Houston: 81 Miles
- Austin: 122 Miles
- San Antonio: 194 Miles

Dallas/Fort Worth

*Bryan/
College Station*

Austin

San Antonio

**SUBJECT
PROPERTY**

Houston

AERIALS



County Road 192

Highway 30





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Managing Director | Corporate Services

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Bryan

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    OLDHAMGOODWIN.COM

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone