

Warehouse/Office For Lease

6412 S HWY 377, Stephenville, TX 76401



21,000 Square feet warehouse/office combo. It features 1000 sq. ft Office space with 3 offices, 1 reception, 1 restrooms, and a server room. The 20,000 square feet of open warehouse space measures 60 X 3000 with 19 foot ceilings and 16 foot side walls, 6 grade level doors each 14 X 12 feet, 16 ft. sidewalls and its own bathroom. The warehouse lighting has been upgraded to LED. Well & Septic service the building. Outside storage available. The building is located just outside of the city of Stephenville. There are no zoning requirements.

Total Building Space: 21,000SF

Leasable Space: 19,000 SF

Lease Rate: \$4.00/ft

Triple Nets: \$1.35

Terms: Negotiable

Total Lease Price: \$8470/Month

Traffic Count: 14,000+ CPD

Estimated Population: 21,000

Average HHI: \$64,000

**8400 Bellevue Dr. Ste 130
Plano, Texas 75024**

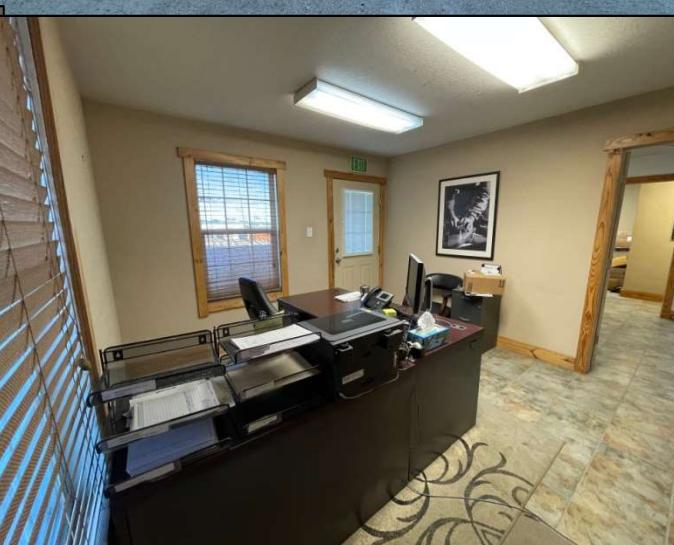
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

**CHRIS AMBROSIO
972-467-1996
chris@primeracompanies.com**



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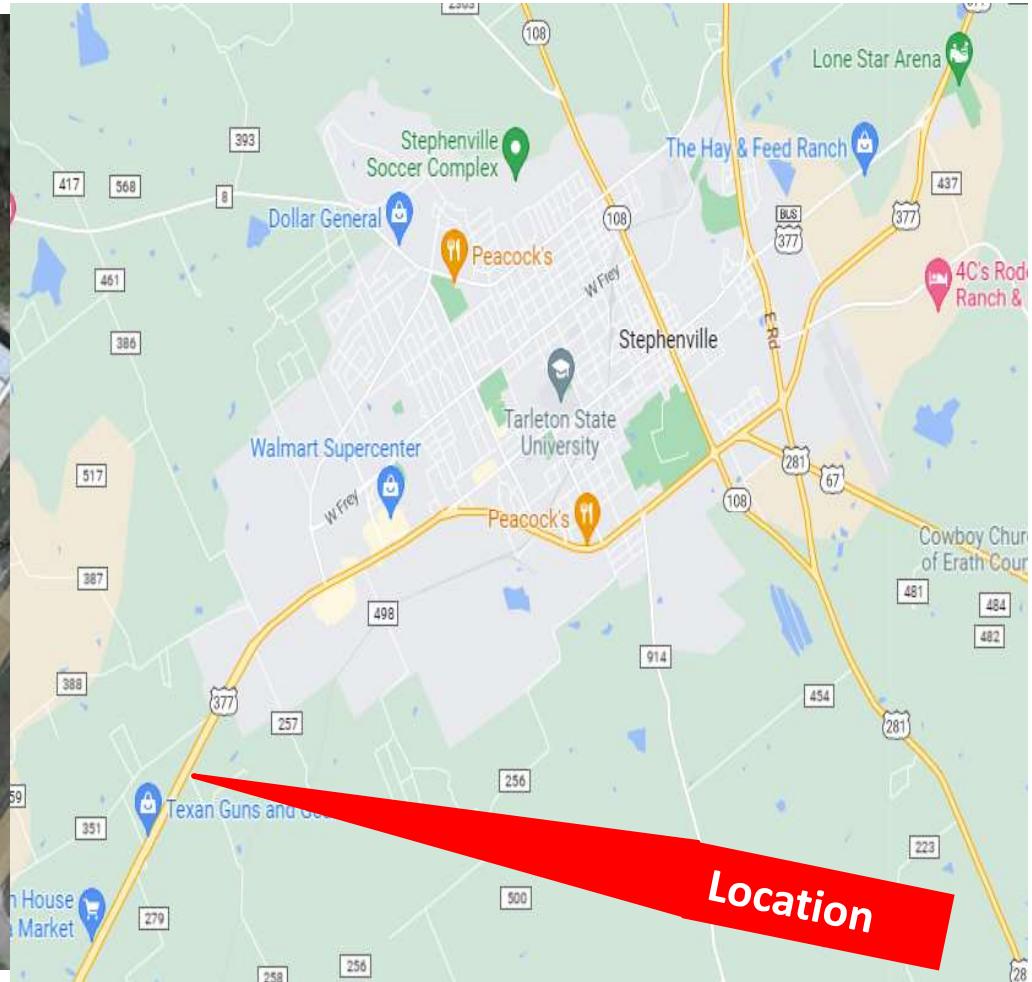
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PRIMER A
Commercial Real Estate

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Information About Brokerage Services

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 counteroffer 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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUREAU CHANT! The buyer becomes the buyer'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's agent's agent fees are not set by law and are fully negotiable.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED.

- 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.

Primary Companies INC	9003162	Info@primarycompanies.com	(214)855-2730
Licensed Broker/Brokers Firm Name			
or Primary Assumed Business Name			
Ralph Heins	426785	Info@primarycompanies.com	(214)855-2730
Designated Broker of Firm	License No.	Email	Phone
Ralph Heins	426785	rheins@primarycompanies.com	Fax
Licensed Supervisor of Sales Agent/	License No.	Email	(214)855-2730
Associate			Phone
Chris Ambrosio	0455835	chris@primarycompanies.com	(469)339-2217
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission