



# 2000 Clovis R. Barker Road

## 75,276 SF Industrial Facility for Lease

Up to +/- 11 acres of additional land for Build-to-Suit, Lease or Sale

**CBRE**

**Stand-alone Industrial Facility**

- + With Large Secured Yard and Additional Raw Land



2000 CLOVIS R. BARKER ROAD

# Property Overview

**2000 Clovis R. Barker Road**

This facility offers a unique combination of functional industrial manufacturing space with office space, a secured yard and additional land for future development opportunities. With great direct access to Clovis R Barker connecting to IH-35, the location is optimal to service the IH-35 corridor between Austin and San Antonio.

The property contains just over 30 acres on the total site with +/-75,276 SF of combined manufacturing, industrial, and storage space. The perimeter of the building is all concrete drive lanes and contains a portion of outside storage with additional acreage of undeveloped land for future growth or to be used separately. The warehouse portion offers over +/-60,000 SF of HVAC space which is uncommon but highly desired.

This facility is ideal for tenants seeking a climate controlled manufacturing or distribution facility with quick occupancy in a high growth portion of the IH-35 corridor with a dense labor pool.

**+ 75,276 SF  
Stand-alone  
Industrial Facility**  
**located on  
30.53-acres**  
**(+/-11 acres of land  
for lease or sale)**

# Building Specifications

Office	Warehouse & Yard	HVAC Production Space
Roughly +/-6,330 SF of functional office with a mix of private offices, open office, conference/training rooms, restrooms/lockers and reception area	Warehouse/production space to meet manufacturing needs with concrete drive lanes and an outdoor storage yard	+/-60,000 SF of the warehouse production area is fully climate controlled for comfort
Fully Sprinklered	Dock High Loading	Grade Level Loading
Fully equipped with a wet fire sprinkler system	Two (2) dock doors with pit levelers, and one (1) dock door with edge of dock leveler	Multiple grade level doors throughout the facility for easy maneuverability
Crane Served	Heavy Power	Additional Land
Exterior crane bay with 10-ton and 20-ton capacities; Pending confirmation of equipment to transfer	The building is equipped with 2,500 amps of 277/480 volt, 3-phase electric service (to be confirmed independently)	Undeveloped land can be used for future growth needs, development opportunities or outside storage expansion



# Site Plan

TOTAL BUILDING  
+75,276 SF

SITE SIZE  
+30.53 AC

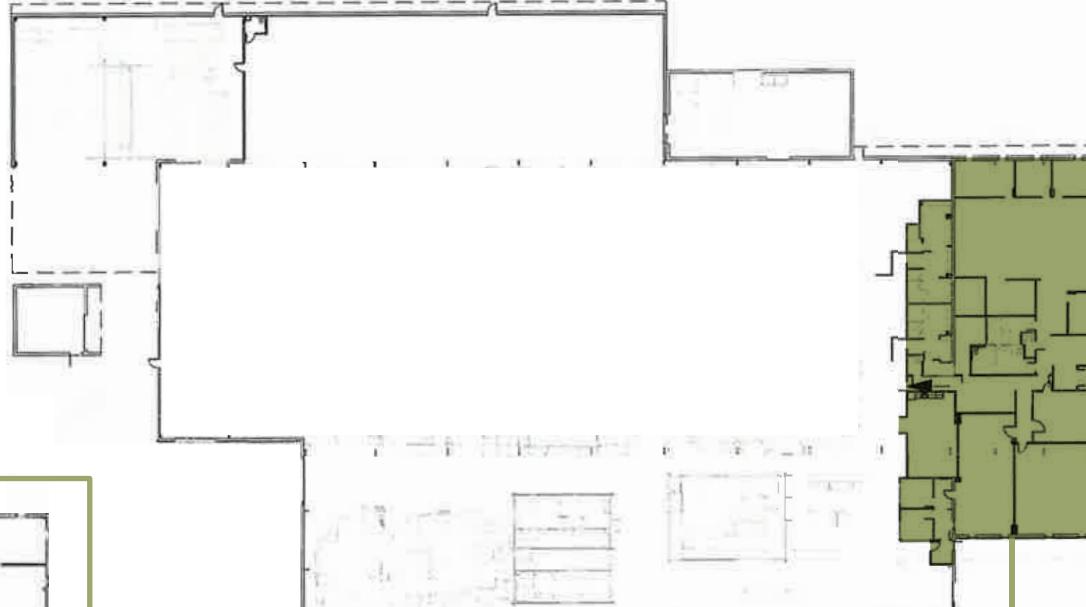
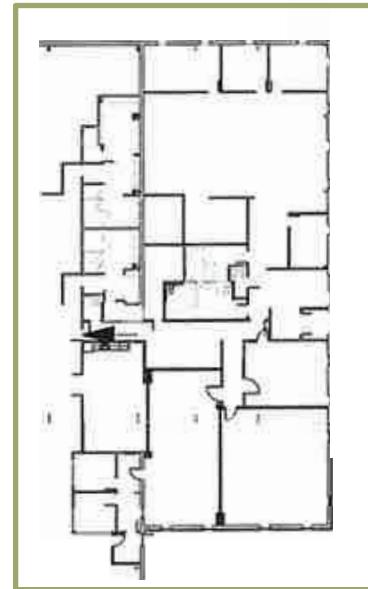
## OFFICE SPECIFICATIONS

- ±6,330 SF
- 8 Private Offices
- 4 Conference Rooms
- Training Room
- Break Room
- Men's & Women's Restrooms
- Men's & Women's Locker
- Rooms
- Open Office Area
- Shipping Office Area

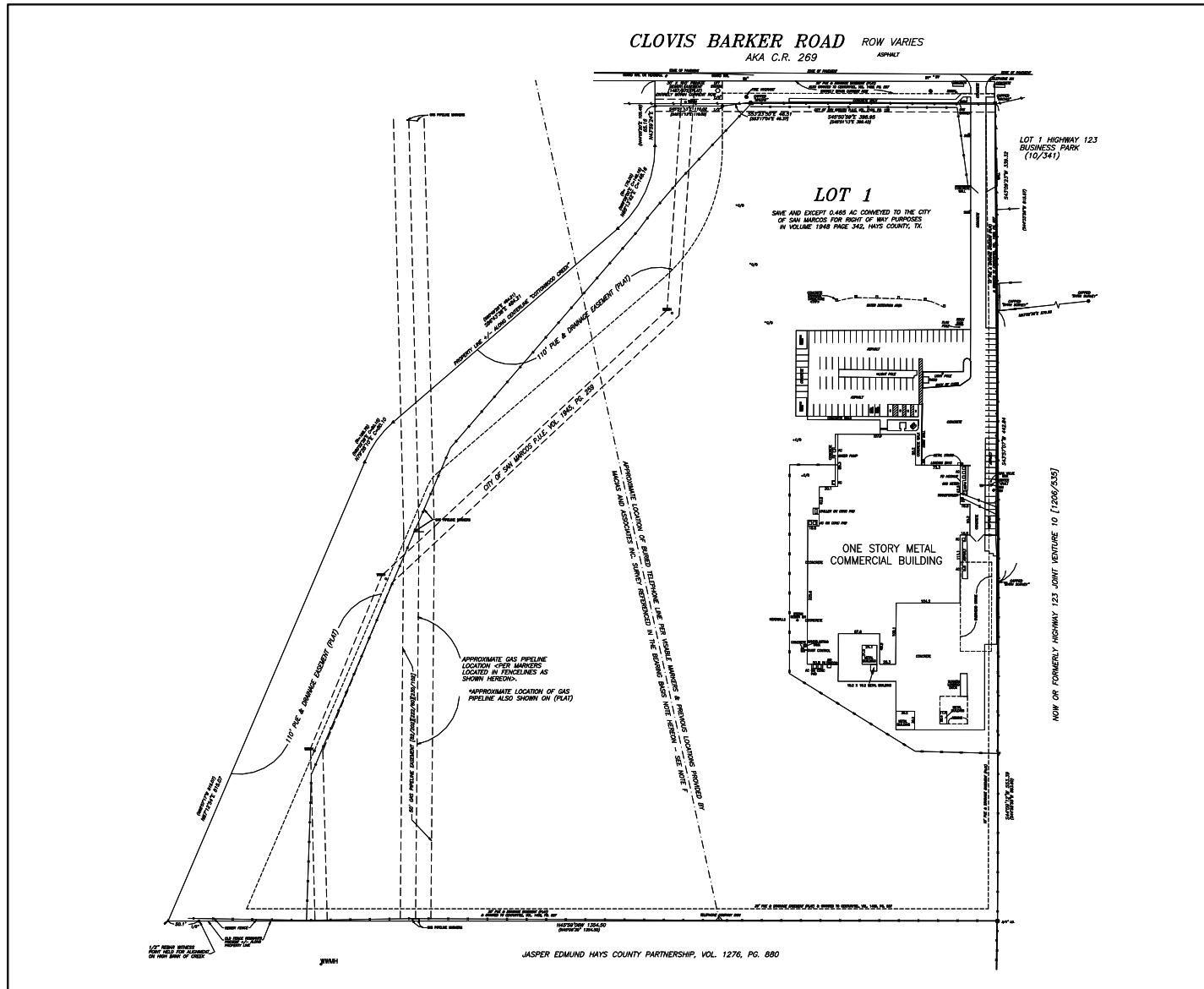
## WAREHOUSE SPECIFICATIONS

- Three (3) Dock High Doors
- Nine (9) Grade Level Doors
- HVAC in ±60,000 SF
- Concrete Yard Space
- Crane Served
- Heavy Power

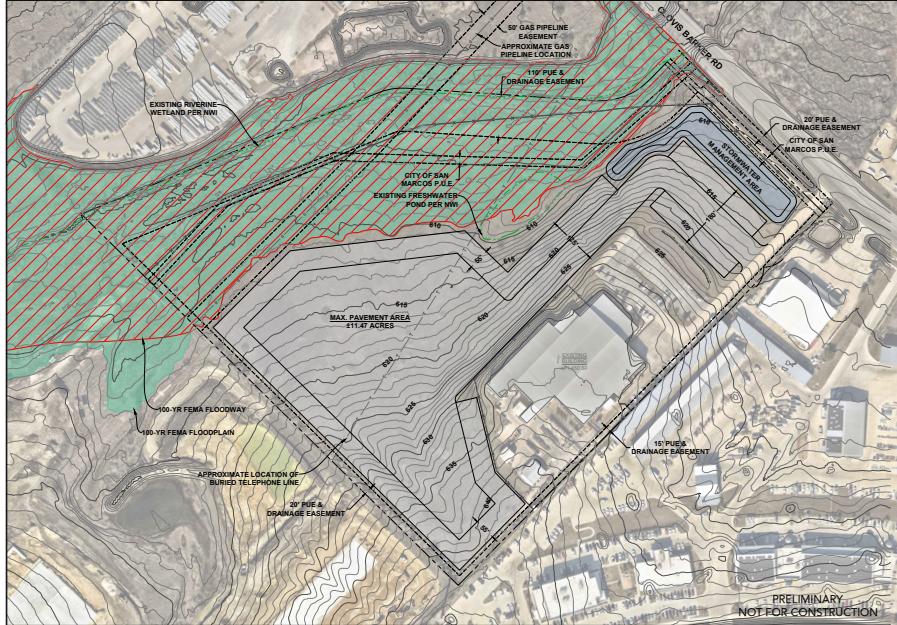
## Office Plan



# Property Survey

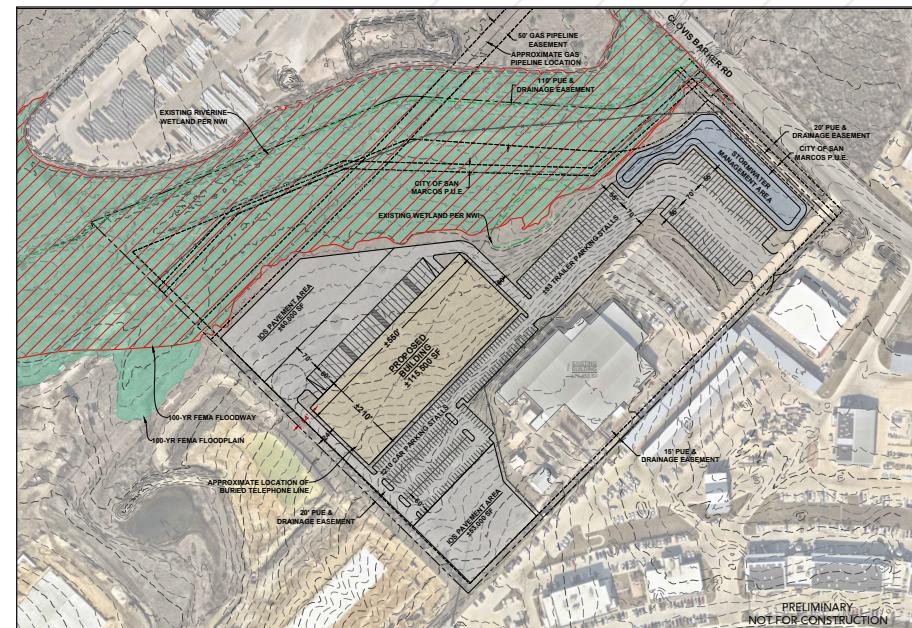


# IOS Layout Option

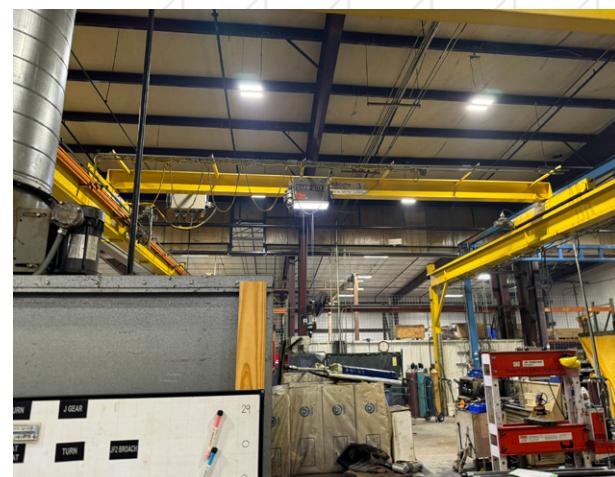
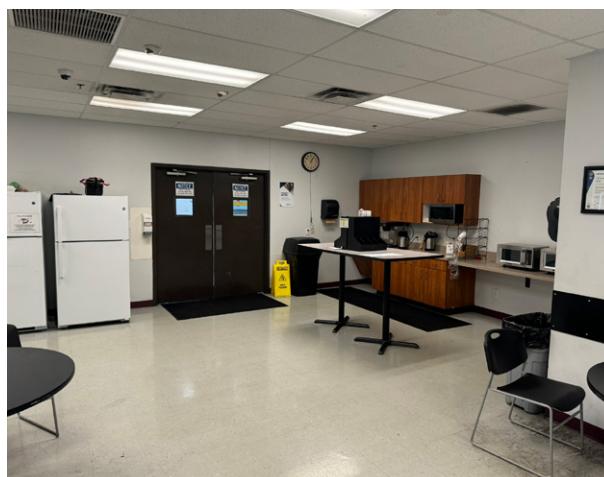


**+/-11.47 Acres of outdoor paved IOS**

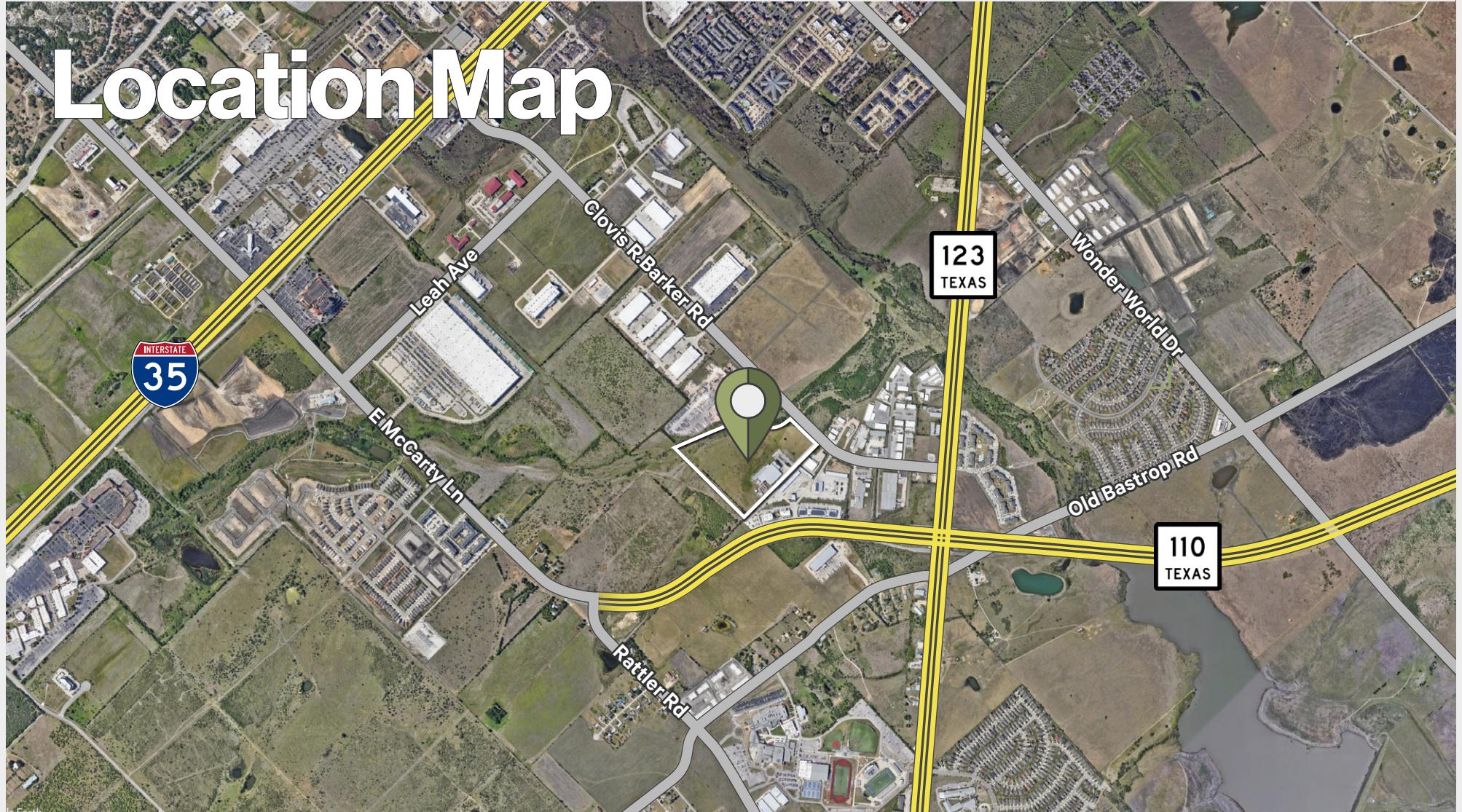
## Build-to-Suit Option



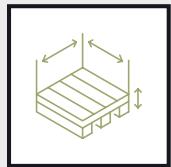
# Building Photos



# Location Map

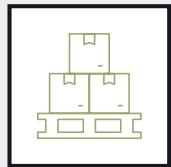


## HIGHLIGHTS



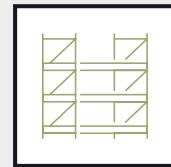
### Location

Private Drive to Clovis R. Barker with quick access to Interstate 35



### Standalone Option

Facility location and size are ideal for an owner occupant with manufacturing or heavy power needs



### Additional Land

Ability to expand outside storage and/or future growth needs with additional land



# 2000 Clovis R. Barker Road

**75,276 SF Industrial Facility for Lease**

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**CBRE**



# 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. **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.

**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.

## CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

### Jeremy McGown

Designated Broker of Firm

### John Moake

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### Brad O'Neill

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Date

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