




FOR SALE

Manufacturing, Blending & Tank Farm

17.25 Acres with 22,121 SF of
Building Space

506 CR 137
Snyder, TX 79549

CBRE

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The Offering

CBRE and Paul Johnson & Associates invite you to review this rare, 17.5-acre offering on behalf of Syensqo, an established major global chemical company. The property consists of six individual parcels, all of which have improvements (concrete, asphalt, caliche and base), as well as offices, warehouse, metal improvements, fenced yards, and a parking lot.



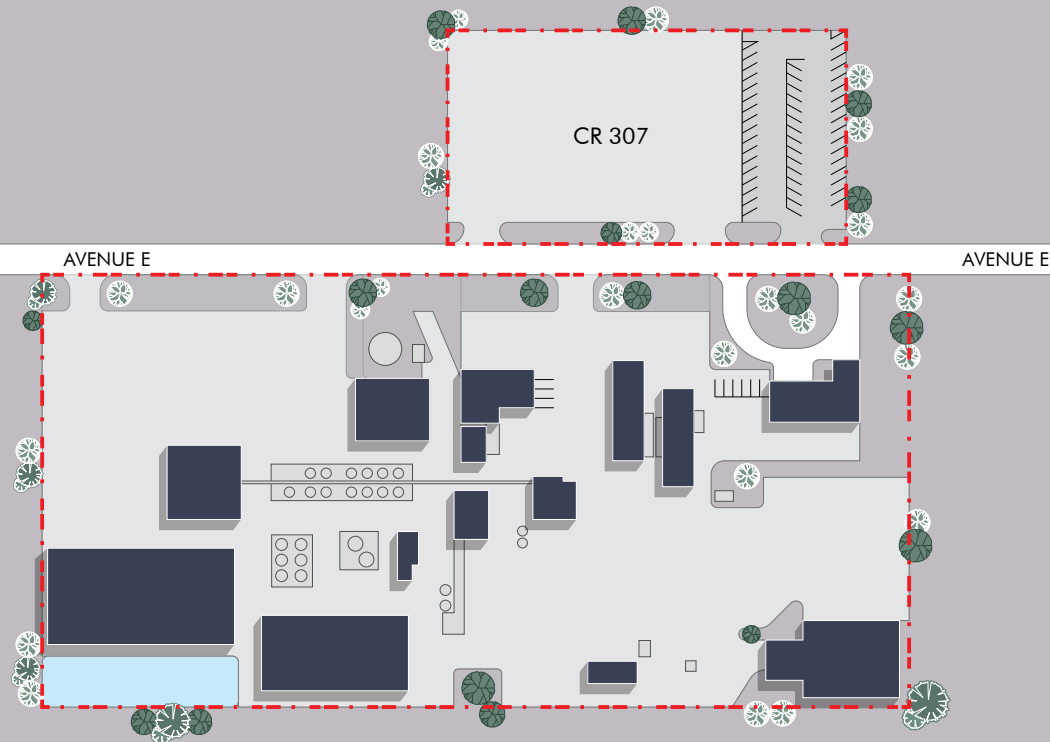
ADDRESS:
**506 CR 137,
SNYDER TX 79549**



ACRES:
17.5



SF (BUILDINGS):
22,121



Site Highlights

UTILITIES

- » Power
- » Compressed Air
- » Nitrogen
- » Well Water, City Water & RO Water

WAREHOUSE/TANKS

- » Storage of Raw Materials:
465K gallon bulk, 42K SF warehouse tote/drum/dry,
several acres outside container storage

TRANSPORTATION

- » Truck

QC LAB

- » QA/QC on raw and finished goods
- » New product development

POWER

- » 7 Electrical Poles:
 - Pole 1: 2-Single Phase 50KVA providing 3-Phase 120/240 with Hot Leg
 - Pole 2: 500KVA, 12470/480Y/270V
 - Pole 3: 50KVA, 2-Single Phase, 120/240V
 - Pole 4: 1-Single Phase, 25KVA, 120/240V
 - Pole 6: 1-Single Phase, 37.5KVA, 120/240V
 - Pole 7: 2-Single Phase 25KVA that could provide 3-Phase 120/240V with Hot Leg

2018 WATER USAGE

- » 152K gallons/year of city water
- » 3.6M gallons/year of well water
- » No water discharge from site to the city

EQUIPMENT

TANKS	20 total ±350K gallons (2013/2014)		
VESSELS	The Reducer™ Manufacturing:	»	7,000-gallon reaction vessel (late 90's)
		»	8,000-gallon pressure rated glass-lined tank (2017)
	Crosslinker Blend Plant:	»	3,500-gallon SS atmospheric blender (late 90's)
	Plexgel Breaker XPA:	»	3,000-gallon tank (late 90's)
	Biocide Blend Plant:	»	3,000-gallon blend tank (late 90's)



Property Images



Market Overview

SNYDER, TEXAS

Snyder, Texas, is a small town, centrally located in West Texas, on U.S. Hwy 84. It is near Interstate 20, facilitating access to both U.S. coasts, the industrial Midwest, Northeast, and Mexico.

Employers and Workforce:

- » Snyder serves as a regional hub for healthcare and education.
- » The town's workforce benefits from the educational programs at Western Texas College.
- » The local economy is bolstered by prominent manufacturing and energy sectors.
- » Snyder's labor market is extensive, covering multiple counties.
- » Competitive wage levels may attract businesses looking for cost-effective labor solutions.





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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