



FIRST KEYSTONE PECOS INDUSTRIAL PARK

The “Chaparral” Series

In 2024, Pecos’ most innovative industrial real estate developer, **First Keystone** (www.1keystone.com), will be delivering a new generation of affordable simplified industrial buildings opening up access for a new strata of users. These down-sized buildings are situated on modest-sized fenced lots. This class of buildings is aimed at service & supply companies which are looking to set up an outpost in the heart of the Delaware Basin or are in early-stage development. These facilities accommodate tenants who need a physical point of presence for safe storage and basic operating needs. *RV hook-ups are included.* Conveniently located less than 1 mile from I-20, there are *no comparable buildings* of this class in the Delaware Basin – a Chaparral Facility is a low-cost/low-risk approach to set up a point of presence with a high-quality contemporary facility.



- ✓ Immediate Delivery
- ✓ Attractive Lease Terms

We are available to provide a **lease quote at any time.**

[Video Walk-Through - Chaparral Standard](#)
[Video Walk-Through - Chaparral XL](#)

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Aerial View of Park (Western Sector)





Tenant Overview



TXAM Pumps is a privately held chemical injection pump manufacturer. Based in Houston, TX, they operate 18 locations spread across every major oil play in the United States and provide a full line of pumps, pump systems, injection accessories and fittings as well as installation and repair services



Vital Energy, Inc. is an NYSE-listed American company incorporated in Delaware with its principal operational headquarters located in Tulsa, Oklahoma. As an independent energy company, they focus on exploring, acquiring and developing sustainable energy-producing assets and technologies.



TNT Midstream Services is a Louisiana-domiciled company that specializes in integrity pipeline construction and provides both step by step services and fully integrated systems to handle an entire ILI program.



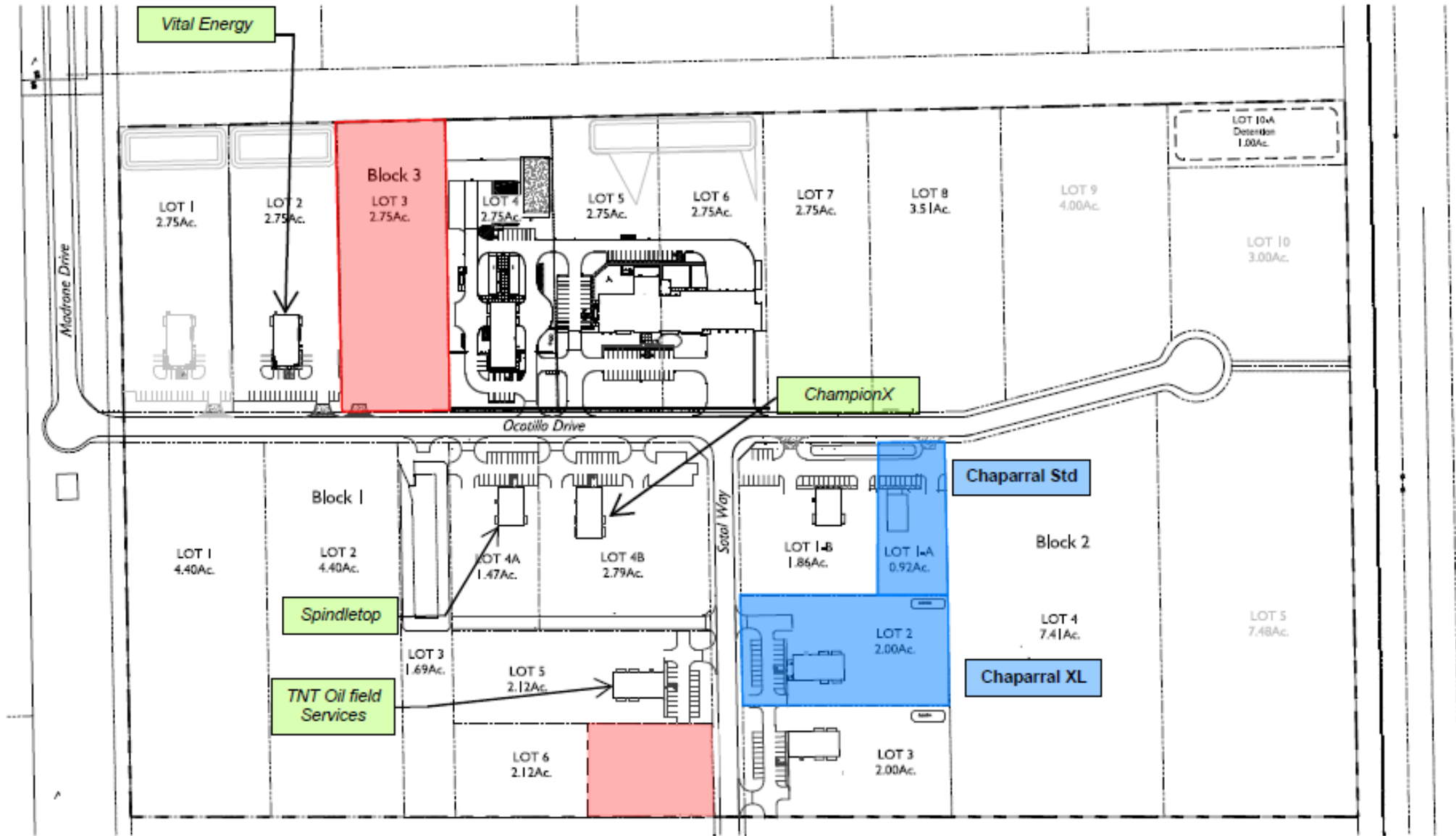
Headquartered in Odessa, Logan Transportation, Inc. specializes in flat bed transportation, forklift and Vacuum Truck Services.



CIP is a leading chemical consulting company with a nationwide reach. With aggressive growth within Texas and the Southeast United States, they specialize in recommending and managing custom chemical programs. CIP is currently treating over 3 million barrels of produced water a day.

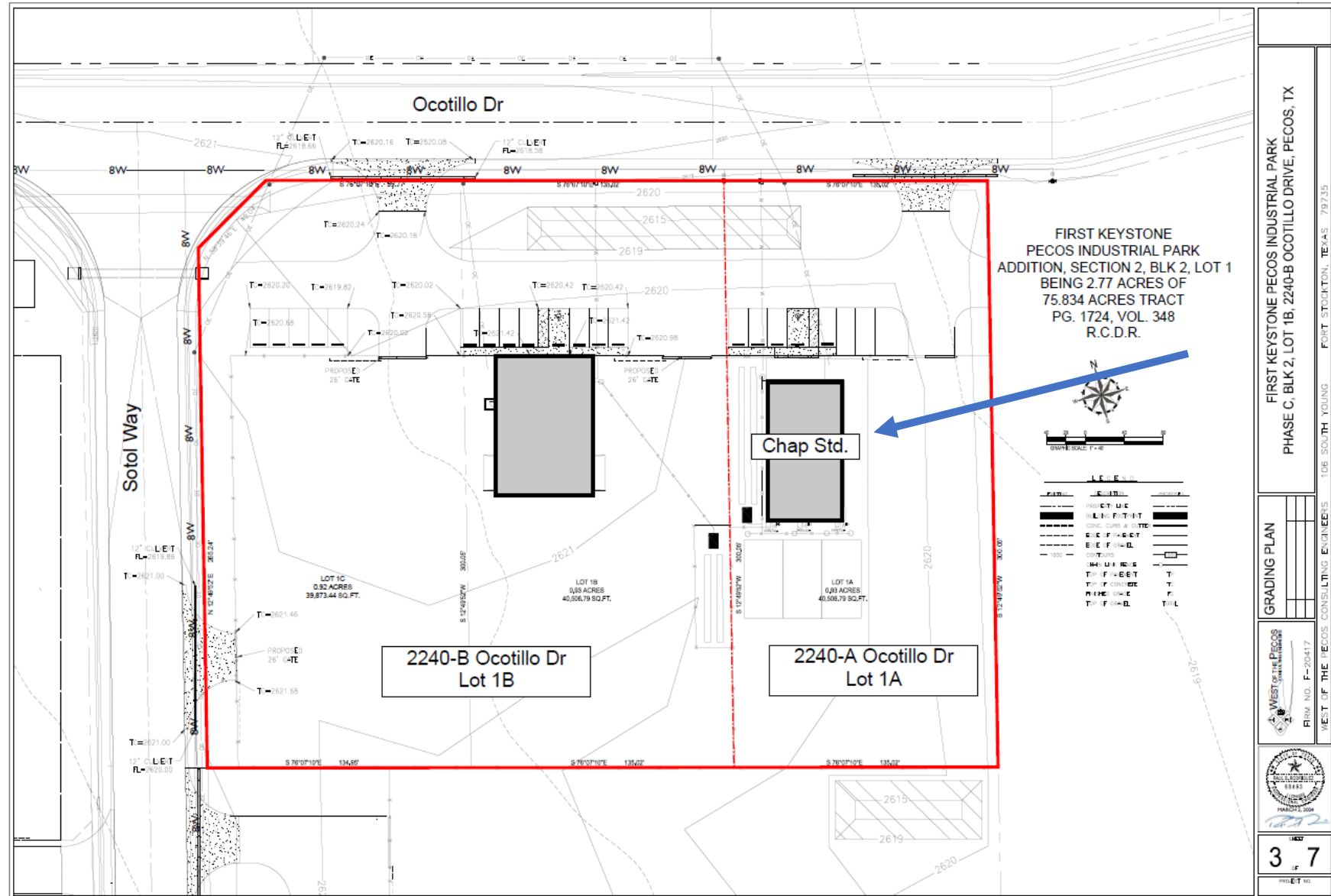


Location Map



Site Plan

Lot 1-A – Chaparral Standard





The Chaparral Product Line

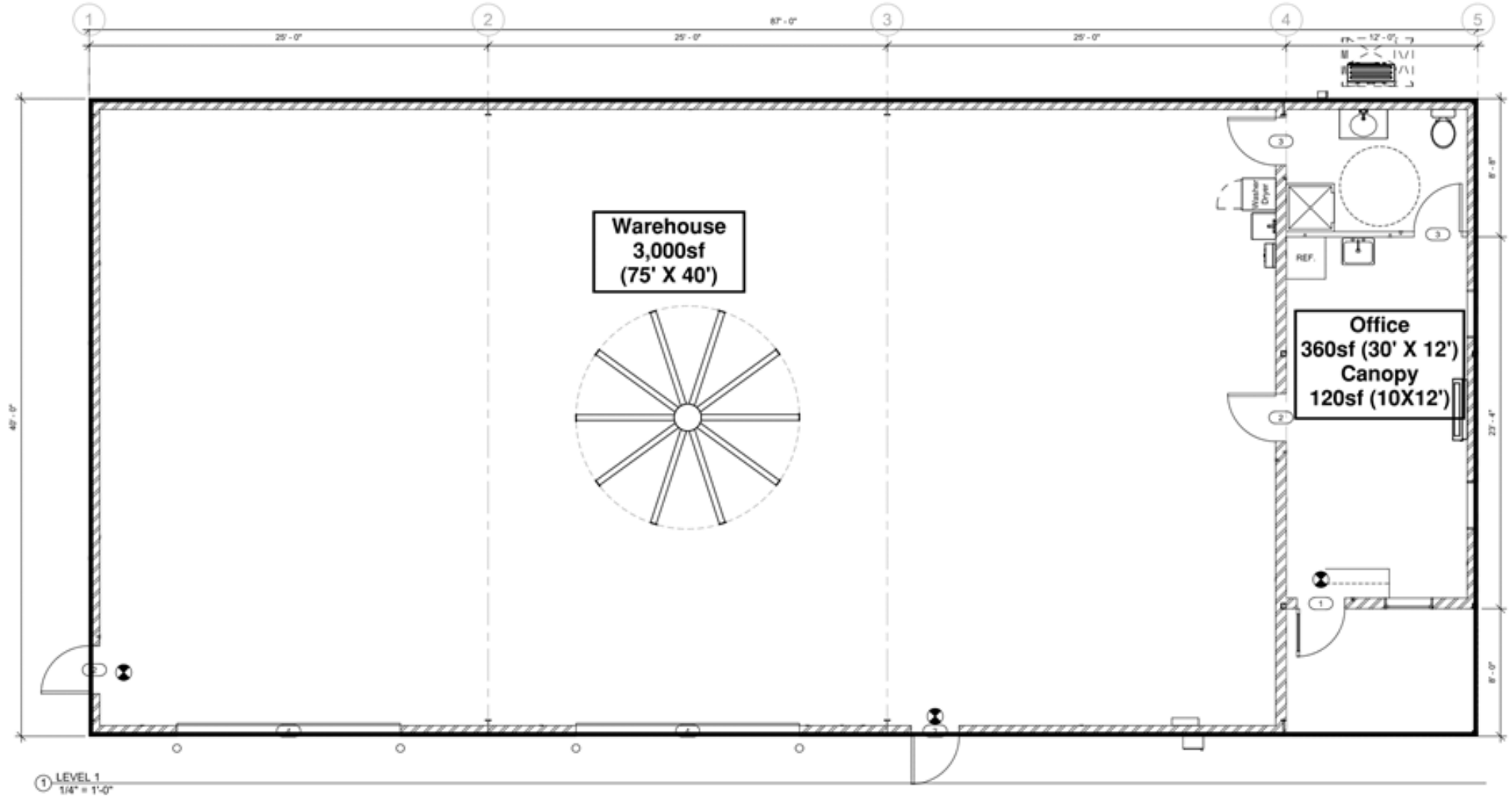
[Click Here for Video Walk-Through](#)



Our **Standard 3,480 s.f. Office/Shop/Warehouse**

*All the necessary features of a presence in the oil field: office & break/conference room, maintenance, secure storage, along with great access/egress to key highways. Three **RV** hook-ups are standard. Upgrades & further amenities are also available.*

Building Design – Chaparral Standard





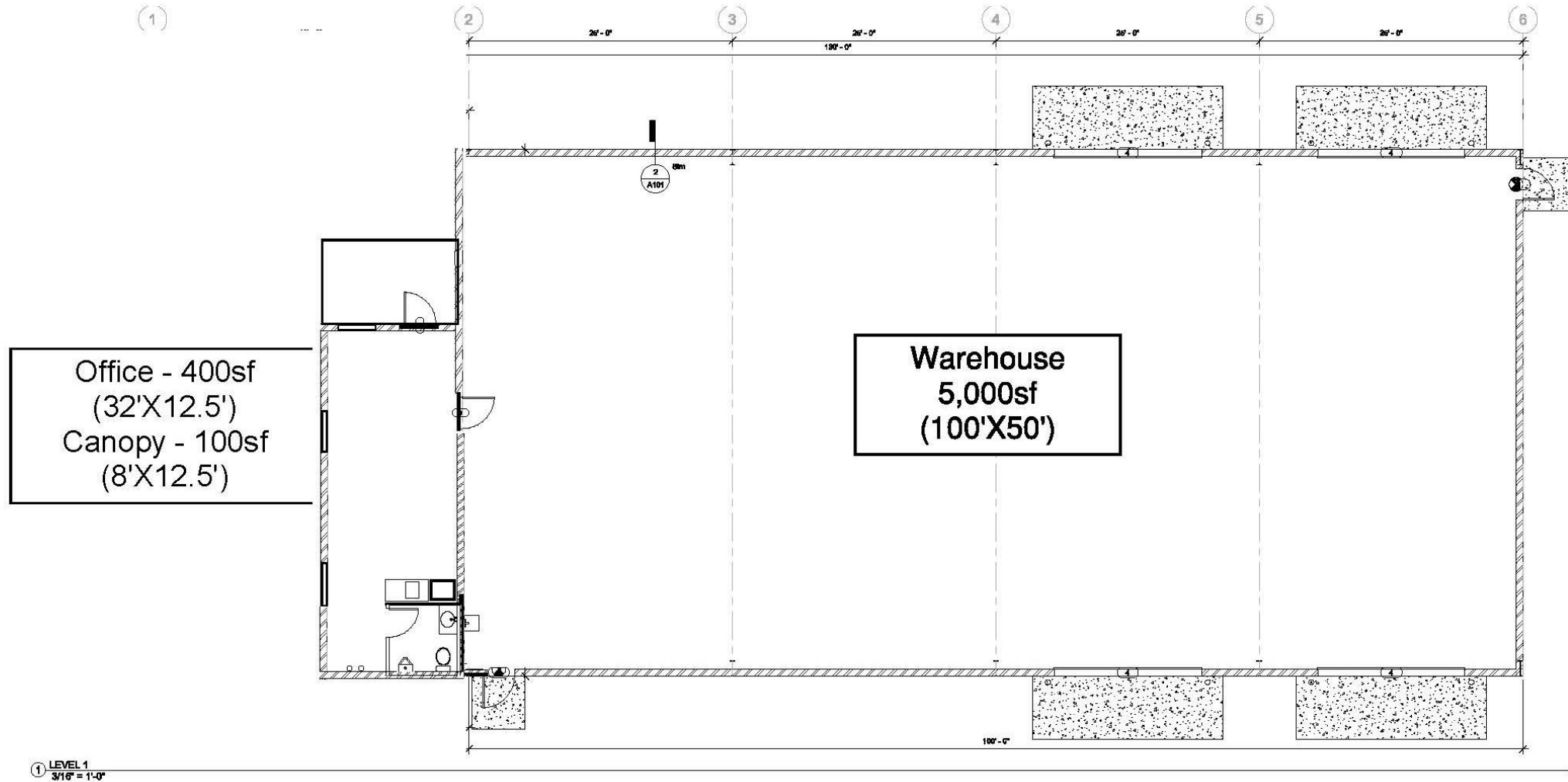
Chaparral XL – 5,500 sf

[Click Here for Video Walk-Through](#)



The XL Model provides an expanded warehouse of 50' x 100'. This is a Class A warehouse with a bolt-on 400 sf office/break room with shower and RV hook-ups. At under \$20 per sf, this First Keystone product is an instant market leader.

Building Design – Chaparral XL





Key Attributes

First Keystone is the only Class A industrial park serving the Delaware Basin.

Standard: 3,480 s.f.

- Office/Canopy: 360 s.f./120 s.f. -- *multiple floorplans available*
- Shop: 3,000 s.f.
 - 16' eave
 - 2 x 14' overhead doors
 - Fan/louvres
 - Expandable
- Yard – 0.93 acre
 - Fenced with sliding gate
 - Top-of-the-line caliche
 - **RV Hook-ups** inside fenced zone (3)
 - Additional parking in front

Other Amenities (Standard)

- Electric (TNMP)
 - 3-Phase 200 amp
- Public water (Pecos City)
- Fiber (Windstream)
- Work force housing next door
- RV Park ¼ mile

XL: 5,500 s.f.

- Office/Canopy: 400 s.f./100 s.f.
- Shop: 5,000 s.f.
 - 16' eave
 - 4 x 14' overhead doors
 - Fan/louvres
 - Expandable
 - 3-Phase 400 amp
- Yard – 2 acre
 - Fenced with sliding gates
 - Top-of-the-line caliche
 - Multiple entrances
 - **RV hook-ups** inside fenced zone (3)
 - Additional parking in front

Available* Upgrades

- Expandability
- B2B floorplans
- Showers
- Electric Door Openers
- Covered parking
- Higher clearances
- Paving
- Wash bay
- Concrete aprons

*Most require B.T.S.



Chaparral Specifications

	A	B
	<u>3,480sf Bldg</u>	<u>5,500sf Bldg</u>
Shop	3,000 sf	5,000 sf
Office/Canopy	360 sf/120 sf	400 sf/100 sf
Eave height	16'	16'
Liner Panels	8'	8'
3" insulation	Yes	Yes
Overhead Doors (14')	2	4
Electric Openers		Optional
Bollards	Yes	Yes
Aprons		Yes
Shop Fan	Yes(Louvre Option)	Yes
Mopsink	1	Yes
Washer/Dryer Hook-ups	Yes	Yes
EV Charge Station	Optional	Optional
Heat/AC	Yes	Yes
Bathroom	1 ("Jumbo")	1 ("Jumbo")
Kitchenette	Yes	Yes
Sink	Yes	Yes
Cabinets	Yes	Yes
Yard (acres)	+/-0.93 ac.	+/-2.0 ac.
Fenced/Gated	Yes	2 gates
Utilities		
Water - TOPC(Public)	Yes	Yes
Sewer - On-site Septic	Yes	Yes
Electricity - TNMP/TXU	3-Phase 200 amp	3-Phase 400 amp
Telecom (Fiber) - Windstream	Yes	Yes

A Simplified Solution To Your Needs



Chaparral Options – Multiple Versions

<u>Version:</u>	A	B
<u>Building:</u>	“Standard”	“XL”
S.F.	3,480*	5,500
Shop	3,000	5,000
Office/Canopy	360/120	400/100
<u>Yard:</u>		
Size (ac.)	+/- 0.93	+/- 2.0
Fenced/Gated	1	2
On-site Detention	✓	✓