



Outlines are approximate

FOR LEASE

INDUSTRIAL - WAREHOUSE
7800 N HWY 6 | WOODWAY, TX 76712



PRESENTED BY
NATHAN EMBRY, CCIM, SIOR

TABLE OF CONTENTS

<i>PROPERTY SUMMARY - BUILDING 2</i>	1
<i>PHOTOS - BUILDING 2</i>	2
<i>PROPERTY SUMMARY - BUILDING 3</i>	3
<i>PHOTOS - BUILDING 3</i>	4
<i>PROPERTY SUMMARY - BUILDING 4</i>	5
<i>PHOTOS - BUILDING 4</i>	6
<i>AREA MAP</i>	7
<i>IABS</i>	8

DISCLAIMER

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions and estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Kelly, Realtors, its agents or subagents, recommends to any Seller or Landlord, Purchaser or Tenant, to retain any legal, financial or consulting professional to assist in reviewing, analyzing or completing any documents or property review and analysis associated with the transaction.

Kelly, Realtors, its agents or sub agents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

PROPERTY SUMMARY - BUILDING 2

Property Info:

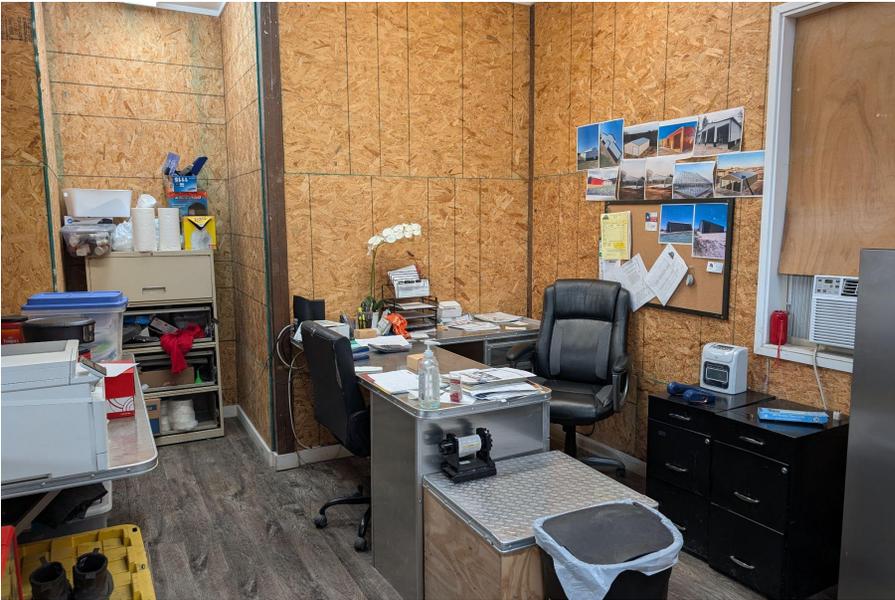
Building Size:	27,000 sf
Yard Available:	+ - 1 Acre
Lease Rate:	\$6/sf/yr
Zoning:	None
Electricity:	200 amp 240v, & 480v available
Water:	North Bosque
Waste Water:	Septic

Property Highlights:

- 22 ft to ceiling, 20 ft clear height
- 2 bathrooms
- Front has 3 grade level roll up doors, back wall has (3) 12x12 grade level doors
- 2 man doors
- Partially spray foamed
- Covered awning front and back



PHOTOS - BUILDING 2



PROPERTY SUMMARY - BUILDING 3

Property Info:

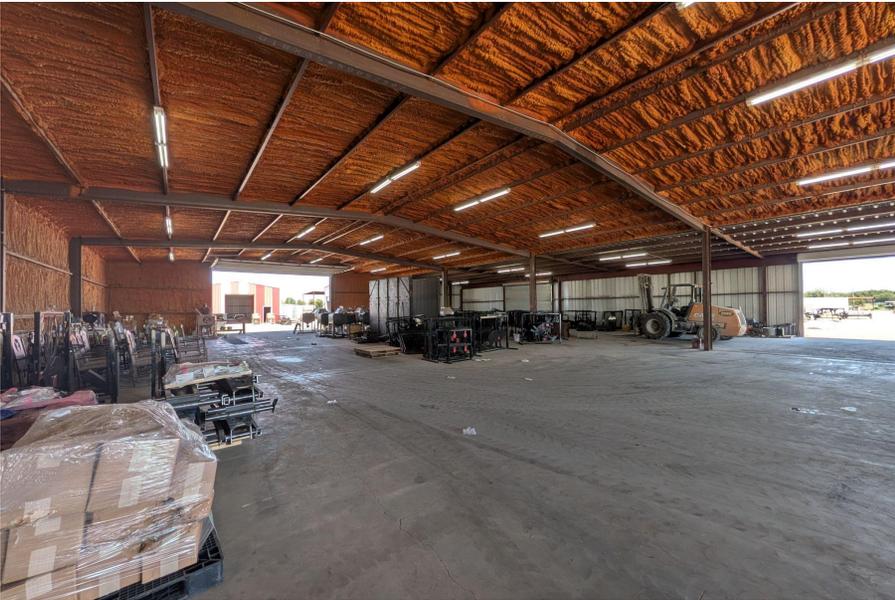
Building Size: 18,500 SF
Lease Rate: \$6 / sf / yr
Zoning: None
Electricity: 3 Phase 400 amp 480V
Water: North Bosque
Waste Water: Septic

Property Highlights:

- 11,500 sf insulated shop space
- 5,000 sf office w bathrooms
- 2,000 sf storage
- Ceiling Height - 17 feet
- 2 bathrooms
- 4 grade level doors - 14 tall x 28 wide, 14 t x 26 w, (2) 11.8 t x 16 w
- Spray foam Insulated



PHOTOS - BUILDING 3



PROPERTY SUMMARY - BUILDING 4

Property Info:

Size: 1,500 SF
Lease Rate: \$10/sf/yr
Zoning: None
Electricity: Single Phase - 200 Amp 240V
Water: North Bosque
Waste Water: Septic

Property Highlights:

- Ceiling - 16ft, slopes to 14ft
- One 12ft roll up door, 1 man door
- Spray foam insulated roof
- LED lights
- Concrete apron in front
- Plumbed for bathroom



PHOTOS - BUILDING 4



AREA MAP





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.

2-10-2025



NATHAN EMBRY

CCIM, SIOR

254-855-5500

nathanembryccim@kellyrealtors.com

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.

Kelly Commercial	485811	help@kellyrealtors.com	(254)741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	(254)741-1500
Designated Broker of Firm	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	(254)741-1500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nathan Embry	668380	nembry@kellyrealtors.com	(254)855-5500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Kelly Realtors, 1229 N Valley Mills Drive Waco TX 76710
Erin Cates

Phone: (254) 741-1500 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-1
IABS Form

EXCLUSIVELY LISTED



KELLYCOMMERCIAL
REAL ESTATE

1229 N Valley Mills Dr. Waco, TX 76710

KellyRealtorsCommercial.com

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, it's agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.