



FOR LEASE | INDUSTRIAL SPACE

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629

JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	23,800 SF
Lease Rate:	\$17,500 per month (NNN)
Lot Size:	8.0 Acres
Year Built:	2014
Building Size:	23,800

PROPERTY OVERVIEW

Premier industrial facility with 8 Acres of property right on State Highway 304 in Gonzales. The main building totals 22,400 SF. There are two office spaces – 2,800 SF of office and a parts room on the first floor plus an additional 1,400 SF of mezzanine office space on the second floor which overlooks the fully stabilized caliche yard. Enclosed shop space measures 10,350 SF (95' x 115') including 5 drive-through bays with 16'x 18' OHD's. The shop has compressed air throughout and a containment area for lube & oil. There is a 3,500 SF drive-through wash-bay and two canopies coming off both sides of the shop (5,750 SF). The 25' canopies make each drive through bay 140' long which allows four tractors in each bay. The improvements total 23,800 SF. The 8 acres is entirely stabilized with gravel.

LOCATION OVERVIEW

Located just 6 miles south of Interstate 10 and 3.5 miles north of Gonzales! Great location with easy access and plenty of space for tractor-trailer maneuverability. This is an excellent facility in support of the Eagle Ford Shale.

JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629



COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 22,400 SF under roof plus 1,400 SF mezzanine
- Office and separated parts/tire space with 10' door
- (5) drive through bays with 18' doors
- drive through wash-bay
- containment area for lube/oil
- compressed air lines throughout
- 8 acres stabilized
- Additional 25 acres of property available
- Single phase 220 power
- No restrictions



JUSTIN DODD
214.534.7976
justin@nrgrealtgroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtgroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629



ADDITIONAL PHOTOS



JUSTIN DODD
214.534.7976
justin@nrgrealttygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealttygroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

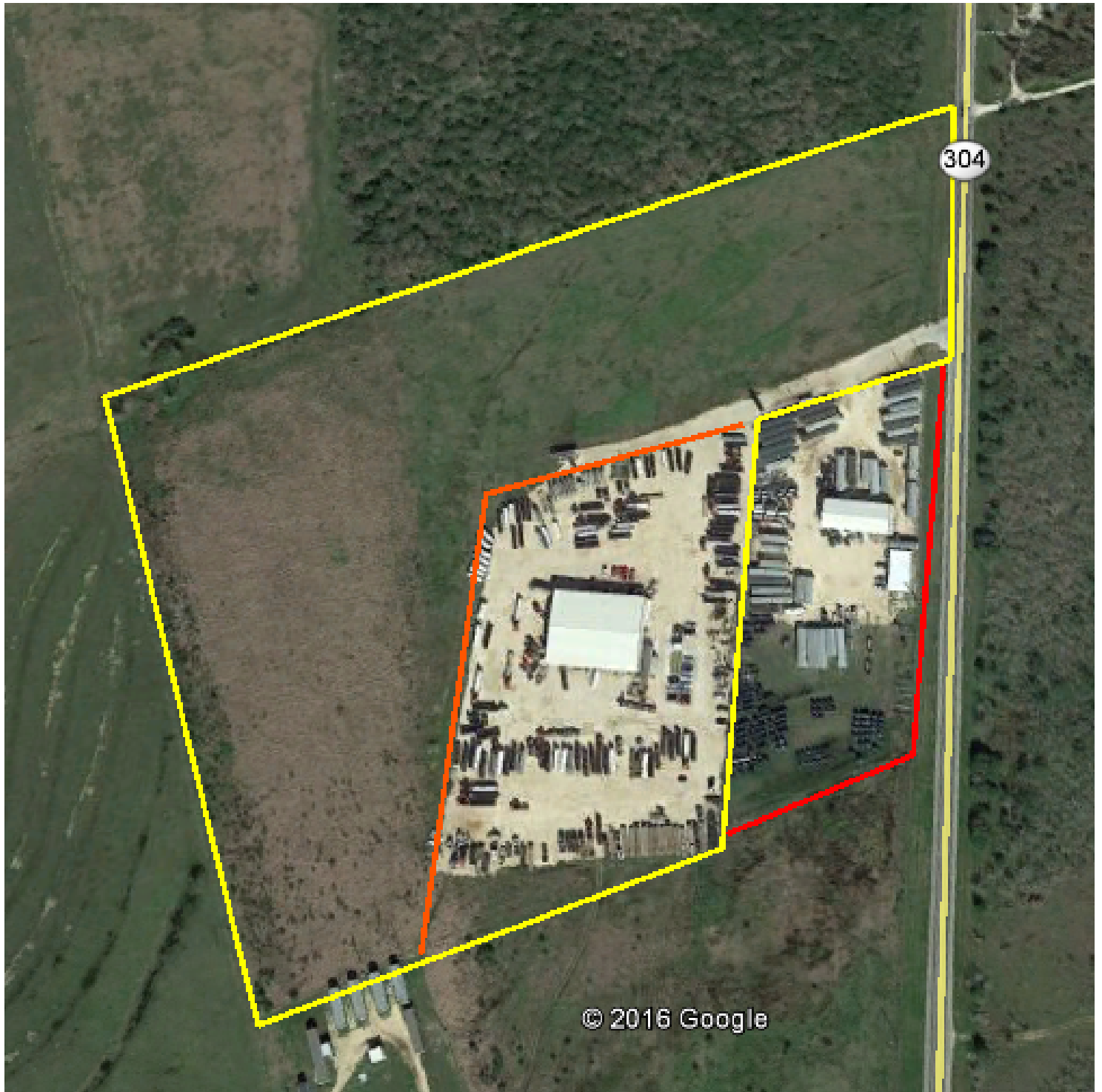
NRG Realty Group • 6191 Hwy 161 Suite 430 • Irving, TX 75038 • 214.534.7976 • nrgrealttygroup.com

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629



ADDITIONAL PHOTOS



JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

NRG Realty Group • 6191 Hwy 161 Suite 430 • Irving, TX 75038 • 214.534.7976 • nrgrealtygroup.com

23,800 SF ON 8+ ACRES FULLY STABILIZED

1076 Highway 304 , Gonzales, TX 78629



AERIAL MAPS



JUSTIN DODD
214.534.7976
justin@nrgrealtgroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtgroup.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



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.

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.

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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date