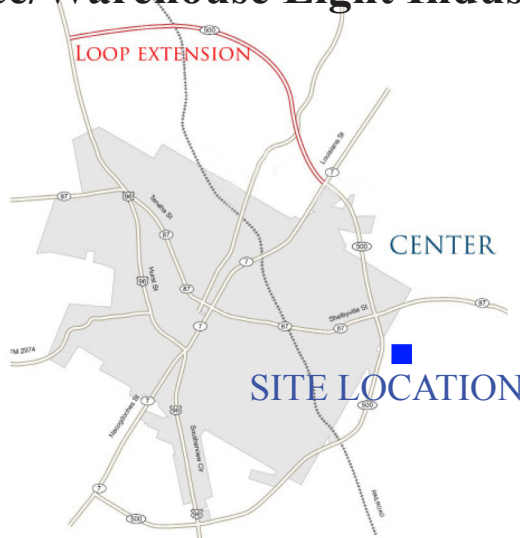




VARCO Building Office/Warehouse Light Industrial



Property Specifications:

- 12,000 sqft Total Space
- 10,000 sqft Building
- 2,000 sqft Overhang Wash Bay
- 2,000 sqft Office
- 8,000 sqft Shop with 4 roll up doors
- Roll up door dimensions 12x16
- Ceiling Height: Shop - 20 feet; Office - 10 feet
- Slab Depth: 6 inches
- 10 acre fenced yard
- Zoning: M1 Zoning

Utilities:

- Electricity supplied by AEP Swepco
- Water Line: 2 inches
- Water Pressure: 40 psi
- Sewer Line: 4 inches

Location:

- Property has driveway access to Loop 500

Standard Rental Agreement:

- Triple Net Lease (CAM Charges, Taxes, Insurance)
- CAM Charges (Common Area Maintenance) which is billed back each month
- One month deposit
- 5 year lease

FOR MORE INFORMATION CONTACT
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