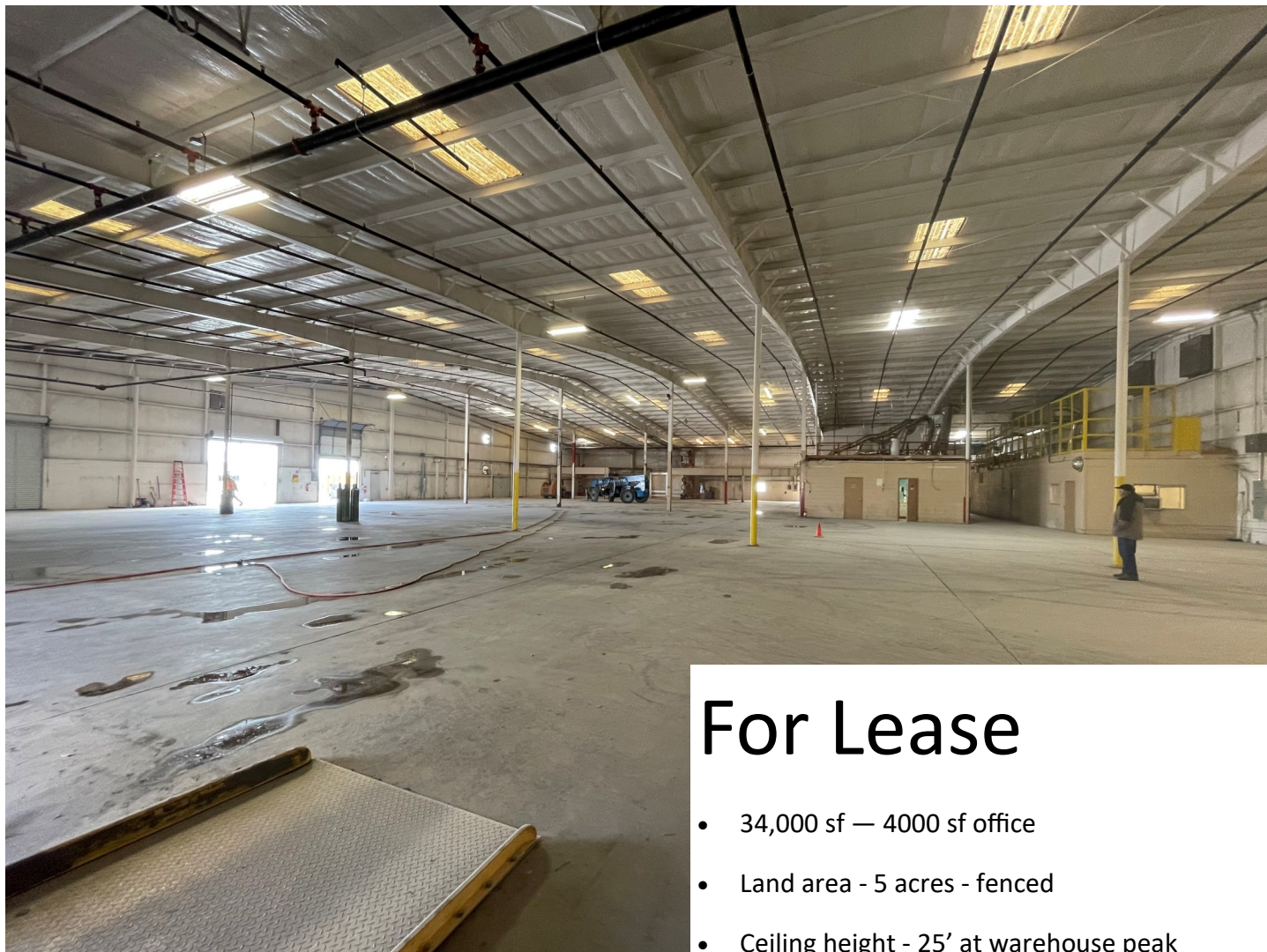




34,000 sf office/warehouse

120 Industrial Drive

Cibolo, Texas 78108



## For Lease

- 34,000 sf — 4000 sf office
- Land area - 5 acres - fenced
- Ceiling height - 25' at warehouse peak
- Zoned I1 - Light Industrial
- 4 bay doors plus covered dock
- Heavy Power - 2500 amp, 3 phase 480 volt
- New ESFR Sprinkler System
- Electric and Gas Service

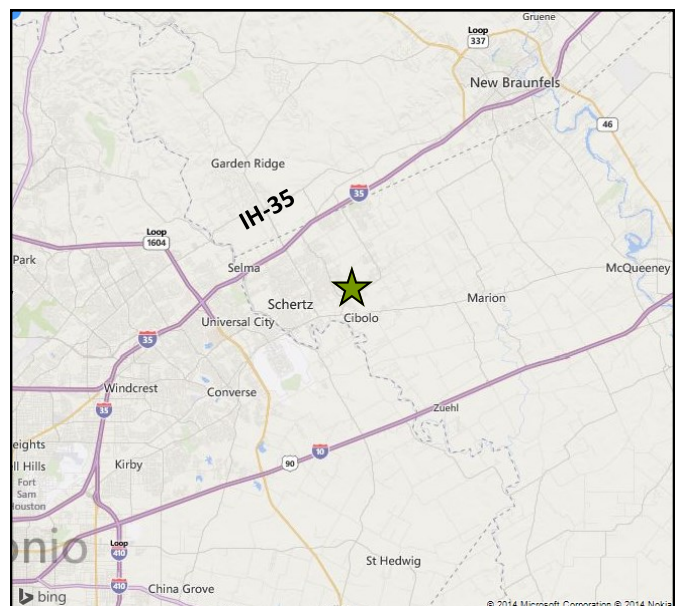
Contact us for additional details

Lynn Blakeley, CCIM  
Blakeley Commercial Real Estate, LLC  
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## Land Area & Accessibility

- Land Area - 5 acres total  
Lot size is 500' wide x 435' deep (218,000 sf)
- Facility Area (building and pads) - 2.75 acres total  
300' wide x 400' deep (120,000 sf)
- Zoned I1 - Light Industrial
- Located inside Schneider Industrial Park
- Easy access to IH-10 and IH-35
- Ample parking for 50 employees in dedicated parking lot plus additional street parking
- Fenced facility and pads



## Building Structure

- 34,000 square feet total
  - 4,000 sf climate controlled office space
  - 30,000 sf warehouse / manufacturing
- Kirby built metal frame construction and metal roof system (30 sky lights).
- Slab at Grade - 5" - continuous concrete with expansion joints.
- Ceiling clear heights—20' at warehouse sides, 25' at peak warehouse center
- Additional 10,000 sf engineered concrete pad at rear of building for future expansion
- Outdoor covered dock with loading ramp - 25' wide x 75' long. 4' dock height accommodates two full size semi-trailers
- Three grade level bay doors (10' x 10' and 2 -14' x 14')  
Optional fourth loading door in place



Contact us for additional details

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## 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date