9000 Camino Real - Building

Building	**Construction** - Steel Frame - Metal & Rock Siding - Metal Roof
Warehouse (~8000 SF w/ 20' clear height) - 95% built out	**Climatized Warehouse Space** >> HVAC units (3) >> full insulation >> plywood -up to 8" on 3 sides; finished on 4th side **Full-sized Bays w/ Electric Garage Doors (3)** >> three 16' bay doors (one half-sized dock) **Lighting** >> natural light: exterior-facing windows in front; skylights in back >> halogen lighting system throughout Bathroom w/ sink Washtub Sink Big Ass Fans (2) **Flex Space** >> finished-out room (w/ door) attaches to work room/flex room in offices >> has overhead garage door on other side that opens/closes to warehouse **Expansion Potential** >> can easily add full or partial 2nd floor to warehouse area (increase SF)
Offices (~4000 SF) - fully built out	**Private Offices (4)** >> 1 double-sized office w/ space for conference table >> 3 single-sized offices **Large Reception Room / Flex Space** >>bathroom with sink (near reception) Wide Hallway >>can accommodate a desk & seating area **Large Work Room / Flex Space** >> currently accommodates 4 desks, work table & conference table >> bathroom with sink (near work room) **Spacious Kitchen / Break Room** >> includes cabinets, sink, fridge, microwave/convection oven (all convey) >> large tables (2) + chairs HVAC Units (2)
Utilities	**Bluebonnet Electric - New Power Pole** >> upgrade electric supply to property - can readily accommodate businesses with intense power demands **Septic - Option for City Sewer** >> Water Company in process of offering businesses the option to convert

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. Dimension are for reference only.

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