



9000 Camino Real - Details

Location	Hays County - City of Kyle is less than 0.5 mile down Gristmill Road (westside of Hwy21)
	Area Development - New Neighbors across Grist Mill Road (CR135) >> Uhland Market, Chevron & What-a-Burger - Diagonally Across Camino Real (Hwy 21) Coming Soon >> new Uhland City Hall, town square, park, mixed-use retail
Property Entrances total: 2	- Gristmill Road (CR135) - Camino Real (Hwy 21) >> ingress egress easement for BonTon Meat Market in front
Building	Construction - Steel Frame - Metal & Rock Siding - Metal Roof
Warehouse (~8000 SF) - 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) >> 1 bay has 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.