

8805 ECR 95

Square footage • Overall land 3.15 acres • Yard 2.9 acres • Building 8,750sq ft • Office 2,290sq ft • Shop 4,960sq ft • Wash bay 1,500sq ft • Mezzanine 1,000sq ft

Office • 6 office spaces • Conference room • Data ports in each office w/IT room • Custom cabinets with Granite counter tops • 9' ceilings • Concrete 4" slab 4,000 psi • 2 Rest rooms/ 1 shower

Shop • 10 Ton crane ready • Overhead doors (6-18'x18') (1-16'x18') • Mezzanine with a 10' gate • LED 2'x4' shop lights • 400amp 227/480 phase service • 400 amp 120/208V 3 phase secondary service fully rated • Wash bay 1,000-gallon mud interceptor • Concrete 6" slab 4,000psi

Yard • 8" caliche compacted to 6" • Approximately 3" millings at front office parking • Water well • 20' gate w/ operator • 20' gate manual • 6' barbed wire fence line with 4' walk in gate • Gas accessible