

FOR LEASE

NEW OFFICE WAREHOUSE

6013 GENOA RED BLUFF ROAD

PASADENA, TX 77507

FOR SALE

SMITH RAINES COMPANY



PROPERTY DETAILS

NEW OFFICE WAREHOUSE

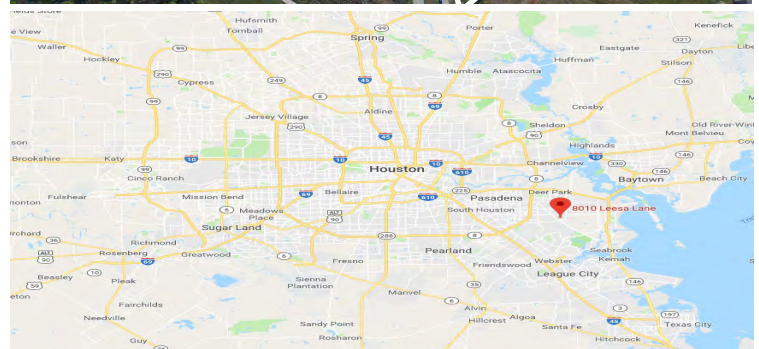
- Metal with Stone Façade on 1.3 acres
- Building Size: ±15,108 SF including:
Office Area: ±3,376 SF & 4 Restrooms
- 4 Roll Up Doors
- Drive Thru Capability
- Fenced Concrete Yard
- 24' Eave Height
- 3- Phase Electrical
- 10T – Crane Ready
- "WET" Sprinkler System

Location: Prime SE Quadrant Near Ports and Refineries: Between Hwy 225 and I-45 S, East of Beltway 8 and West of Hwy 146.

Sale Price: \$2.5M

Lease Rate: \$.99 PSF/ \$17,775 NNN

OPEX: \$3,500 Monthly



SMITH RAINES COMPANY

Carolyn Fincher, Broker

1307 Bluebonnet Drive, Taylor Lake Village, TX 77586

(O) 281.486.1400 / (C) 713.299.3192

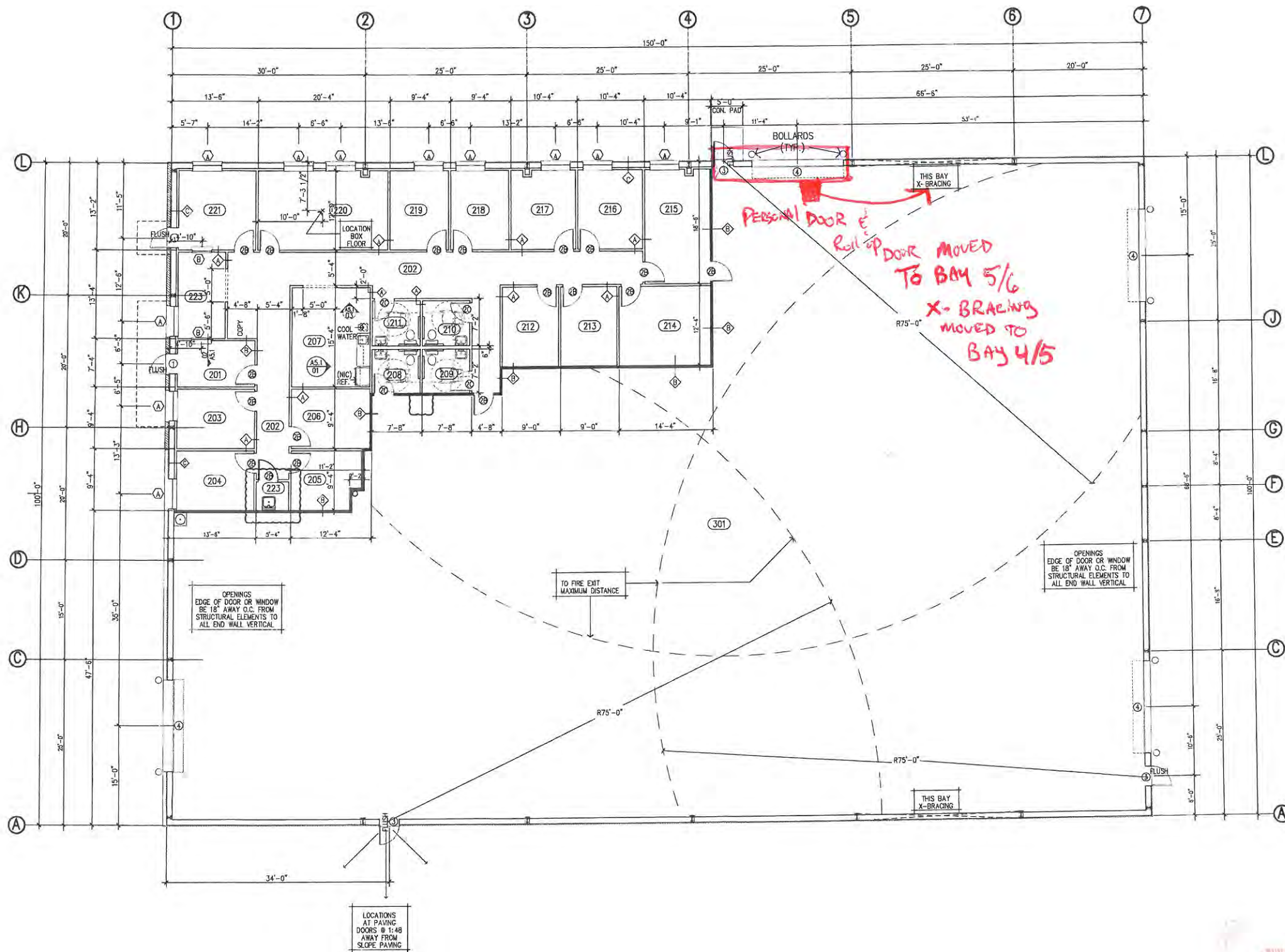
smithraines@yahoo.com

YOUR GOALS – OUR BUSINESS!!

The Information above has been obtained from sources deemed reliable. While SRC does not doubt its accuracy we make no guarantee, warranty or representation. You should conduct a careful, independent investigation of the property to determine the suitability for your intended use.

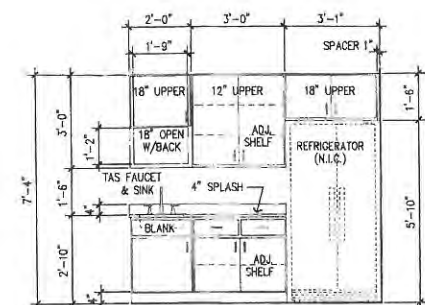


SMITH RAINES COMPANY



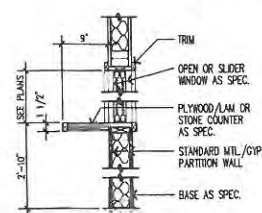
FLOOR PLAN

1/8" = 1'-0"



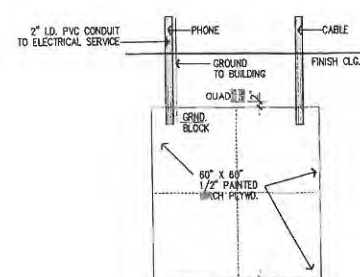
BREAK ROOM - 01

3/8" = 1'-0"



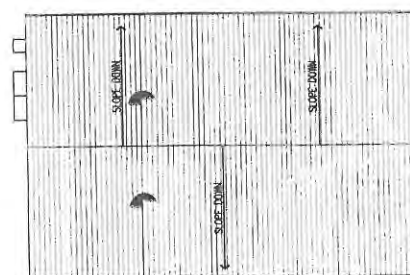
TRANS. WNDW. - 02

1 1/2" = 1'-0"



IT BOARD - 03

1 1/2" = 1'-0"



ROOF PLAN - 04

1/16" = 1'-0"

PARTITIONS

1. ALL INTERIOR PARTITIONS ARE TYPE "A" UNLESS NOTED OTHERWISE

GENERAL NOTES

1. ALL EIT SHOWN/EMERGENCY ILLUMINATION SHALL HAVE BATTERY BACK UP
2. ALL EIT DOORS SHALL HAVE TWO DOORS MOUNTED JUST ABOVE OF DOOR
3. PROVIDE TOILET AND URINAL WALL 4 FT. HIGH ON EACH HARD AND NON-ADJACENT SIDE 12 FT. PROVIDE HARD AND NON-ADJACENT RECLINING SEAT 12 INCHES AT LEAST 6 INCH FROM WALLS PER IBC
4. TOILET AND BATHING ROOM FLOORS SHALL HAVE 1/4" SLOPE TOWARD 1/4" IN ADJACENT SURFACE WITH SLOPE UPWARD INTO THE WALL AT LEAST 9 INCH PER IBC

FIRE MARSHALL NOTE:

REMARK TO PROVIDE A HATCH DOOR

CLIENT APPROVAL	0
TO SET / MTR	0
REVIEW	01.29.19
REVISION 1	06.03.19
REVISION 2	0
REVISION 3	0
REVISION 4	0
REVISION 5	0

WYCOFF
DEVELOPMENT & CONSTRUCTION, LLC.

GENOWATER BUILDING 3
6013 GENOA RED BLUFF, PASADENA, TEXAS, 77507

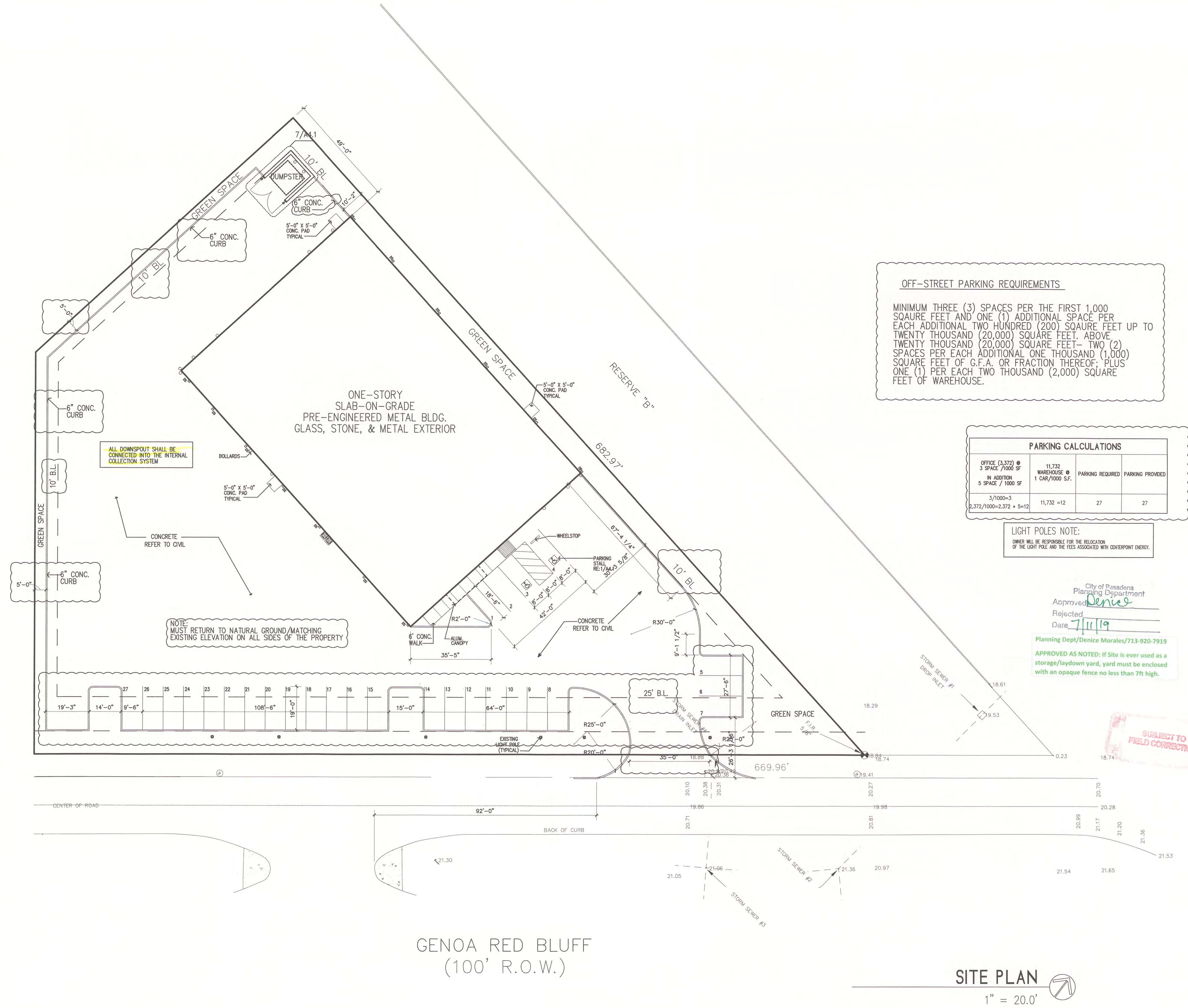
FLOOR & ROOF PLANS

A5.1

CLIENT APPROVAL	0
BID SET / MEP	0
PERMIT	01.29.19
REVISION 1	06.03.19
REVISION 2	0
REVISION 3	0
REVISION 4	0
REVISION 5	0

Written dimensions on these drawings shall have precedence over scale dimensions. Sub Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown on these drawings.

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Wycoff Development
Genoa Water Building 3
Pasadena, Tx 77507

Permit : City of Pasadena

Meter 1"
Static Pressure 64 psi
Rain Sensor RS (Hunter mini Click / Wireless)
Controller C (Hunter Pro-C)
Schedule 40 pvc entire job

Backflow Preventer PVB >C (Apollo Freeze resistant pvb)
Hunter flow control valves V

*Hunter PRS-30 / PRS-30 pressure regulated heads

station #	# heads	GPM	Operating Pressure
1	11	12.3	30
2	16	10.5	30
3	13	9.1	40
4	16	10.5	30
5	8	12.8	30
6	13	12.7	30
7	14	12.5	30
8	11	12.3	30
9	16	12.8	30
10	4	3.5	30

Pressure regulator of 30 psi on drip stations / low flow MP Rotator nozzles on all other heads

Irrigation in Texas is regulated by: Texas Commission of Environmental Quality
PO Box 130897 Austin, Tx 78711-3887

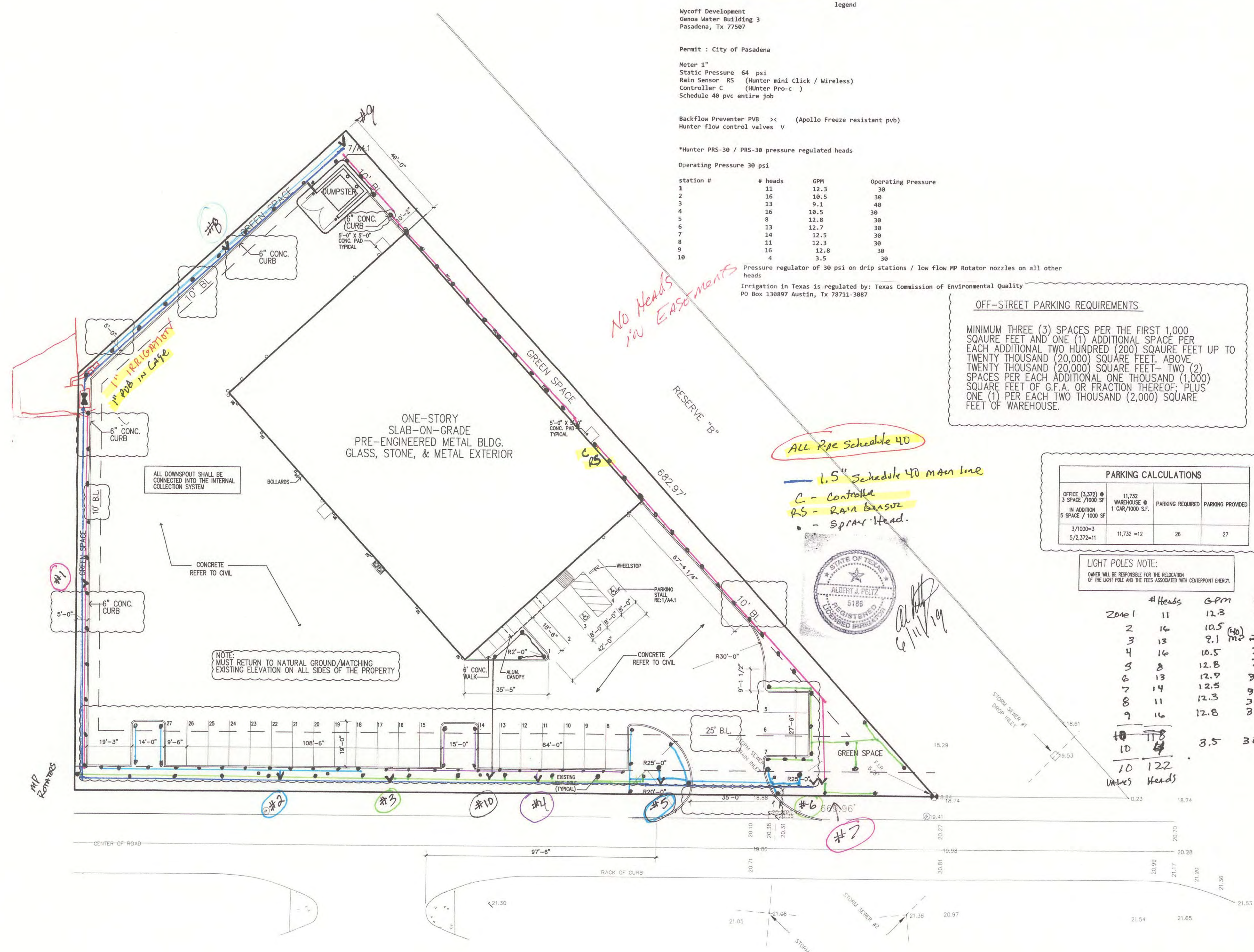
OFF-STREET PARKING REQUIREMENTS

MINIMUM THREE (3) SPACES PER THE FIRST 1,000 SQUARE FEET AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL TWO HUNDRED (200) SQUARE FEET UP TO TWENTY THOUSAND (20,000) SQUARE FEET. ABOVE TWENTY THOUSAND (20,000) SQUARE FEET - TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET OF G.F.A. OR FRACTION THEREOF. PLUS ONE (1) PER EACH TWO THOUSAND (2,000) SQUARE FEET OF WAREHOUSE.

PARKING CALCULATIONS			
OFFICE (0.272) @ 3 SPACE / 1000 SF	11,732	PARKING REQUIRED	PARKING PROVIDED
WAREHOUSE @ 1 CAR / 1000 SF	11,732		
IN ADDITION 5 SPACE / 1000 SF	5/12,372=11	26	27

LIGHT POLES NOTE:
OWNER WILL BE RESPONSIBLE FOR THE RELOCATION OF THE LIGHT POLE AND THE FEES ASSOCIATED WITH CONVEYANCE ENERGY.

Zone	# Heads	GPM	PSI
Zone 1	11	12.3	30
2	16	10.5	30
3	13	9.1	40
4	16	10.5	30
5	8	12.8	30
6	13	12.7	30
7	14	12.5	30
8	11	12.3	30
9	16	12.8	30
10	4	3.5	30
10	122		
Values	Heads		



GENOA RED BLUFF
(100' R.O.W.)

SPRINKLERS: 5/40 PVC
PIPEPR BETTER 12" DEEP
NOTHING ON CITY EASEMENT

10 FEET FROM CURBS @ CITY
OF PASADENA EASEMENT

APPROVED BACK FLOW
SHALL BE INSTALLED

IRRIGATION PLAN
1" = 20.0'

PLUMBING APPROVED SUBJECT
TO FIELD INSPECTION

CLIENT APPROVAL	0
BO SET / M/P	0
PERMIT	01.28.19
REVISION 1	06.03.19
REVISION 2	0
REVISION 3	0
REVISION 4	0
REVISION 5	0

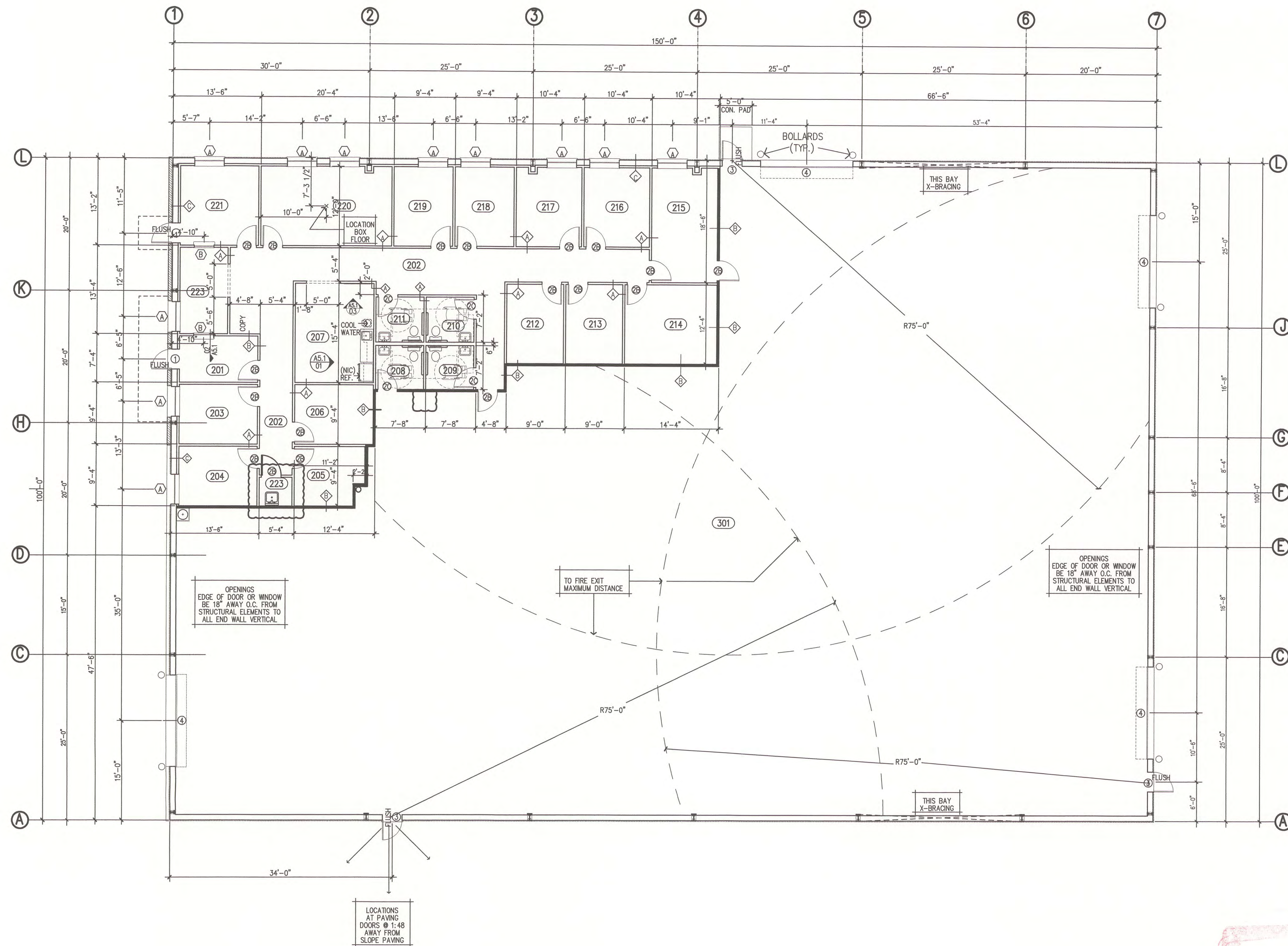
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DEVELOPMENT & CONSTRUCTION, LLC.

GENOA WATER BUILDING 3
6013 GENOA RED BLUFF, PASADENA, TEXAS 77507

SUBJECT TO
FIELD CORRECTION

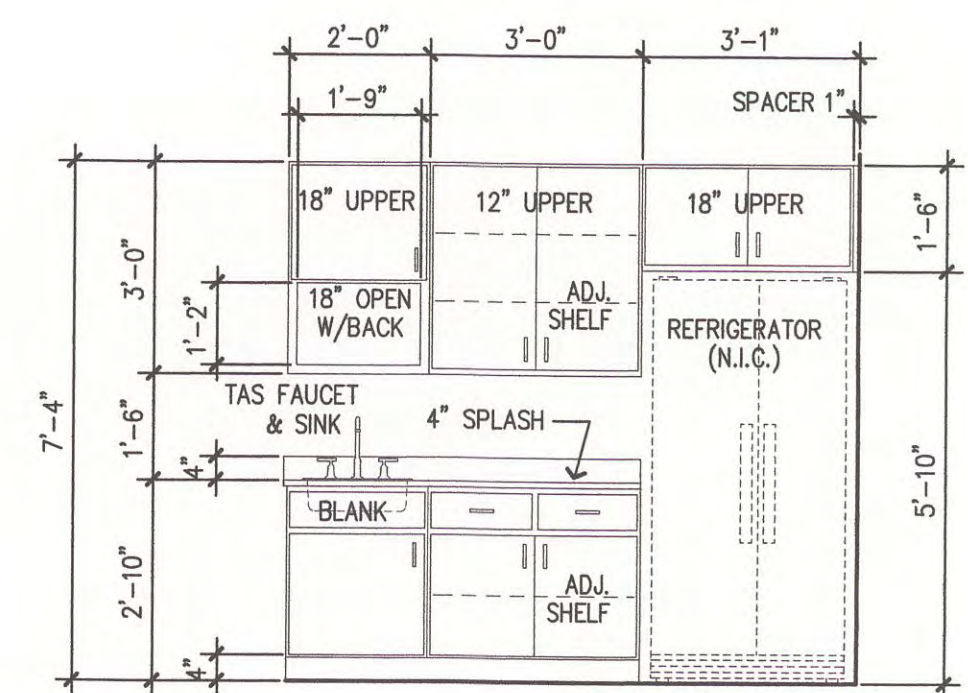
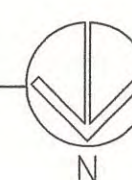
SITE PLAN
/2019 GENOA WATER 3 025.046

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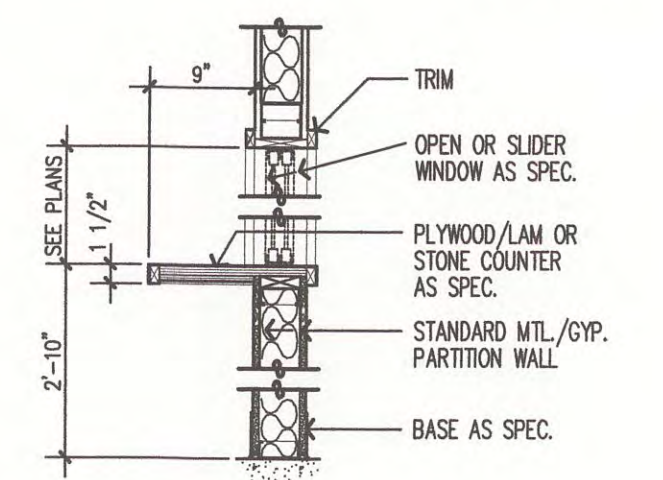
FLOOR PLAN

1/8" = 1'-0"



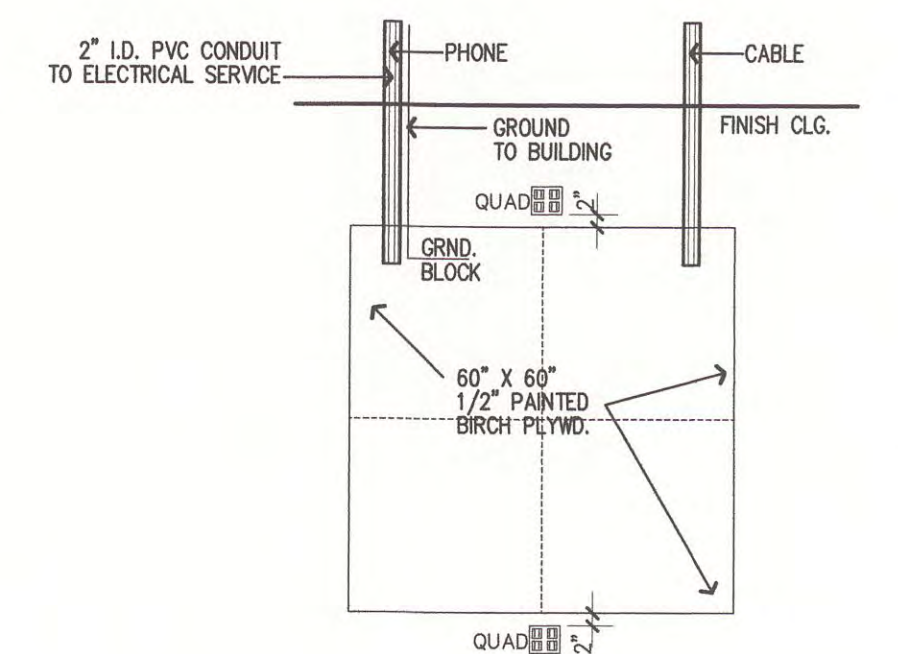
BREAK ROOM - 01

3/8" = 1'-0"



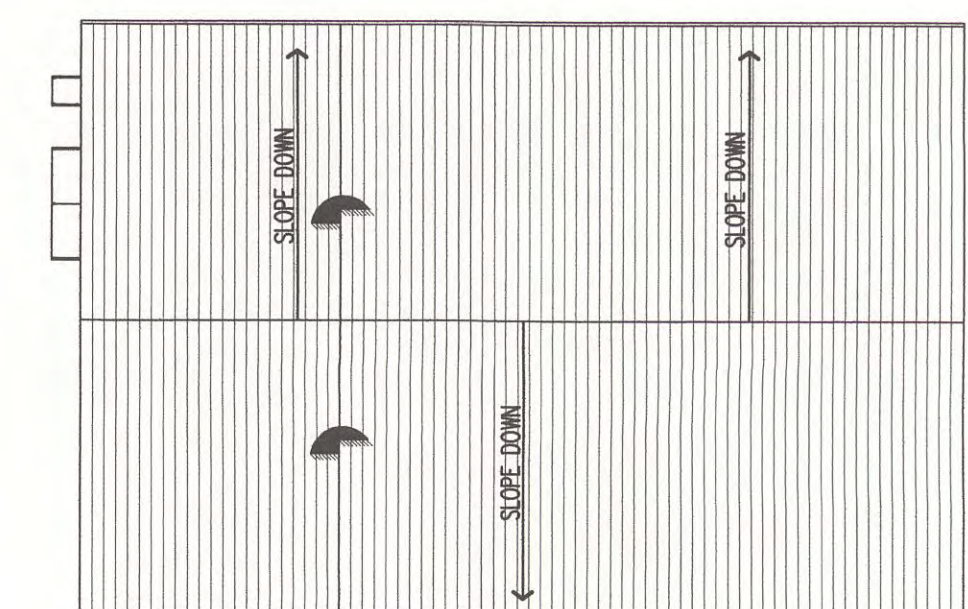
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1 1/2" = 1'-0"



IT BOARD - 03

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ROOF PLAN - 04

1/16" = 1'-0"

SUBJECT TO
FIELD CORRECTION

PARTITIONS

1. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'A' UNLESS NOTED OTHERWISE

GENERAL NOTES

1. ALL EXIT SIGNS/EMERGENCY ILLUMINATION SHALL HAVE BATTERY BACK UP.
2. ALL EXIT DOORS SHALL HAVE EXIT SIGNS MOUNTED JUST INSIDE OF DOOR.
3. PROVIDE TOILET AND URINAL WALL 4'-FT. HIGH SMOOTH, HARD AND NON-ABSORBANT PER I.B.C. PROVIDE HARD AND NON-ABSORBANT FLOORING THAT EXTENDS AT LEAST 6-IN. UP THE WALLS PER I.B.C.
4. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 IN. PER I.B.C.

FIRE MARSHALL NOTE:
BUILDER TO PROVIDE A KNOX BOX

CLIENT APPROVAL	0
BID SET / MEP	0
PERMIT	01.29.19
REVISION 1	06.03.19
REVISION 2	0
REVISION 3	0
REVISION 4	0
REVISION 5	0

WYCOFF
DEVELOPMENT & CONSTRUCTION, LLC.

GENOWATER BUILDING 3
6013 GENOA RED BLUFF, PASADENA, TEXAS, 77507

FLOOR & ROOF PLANS

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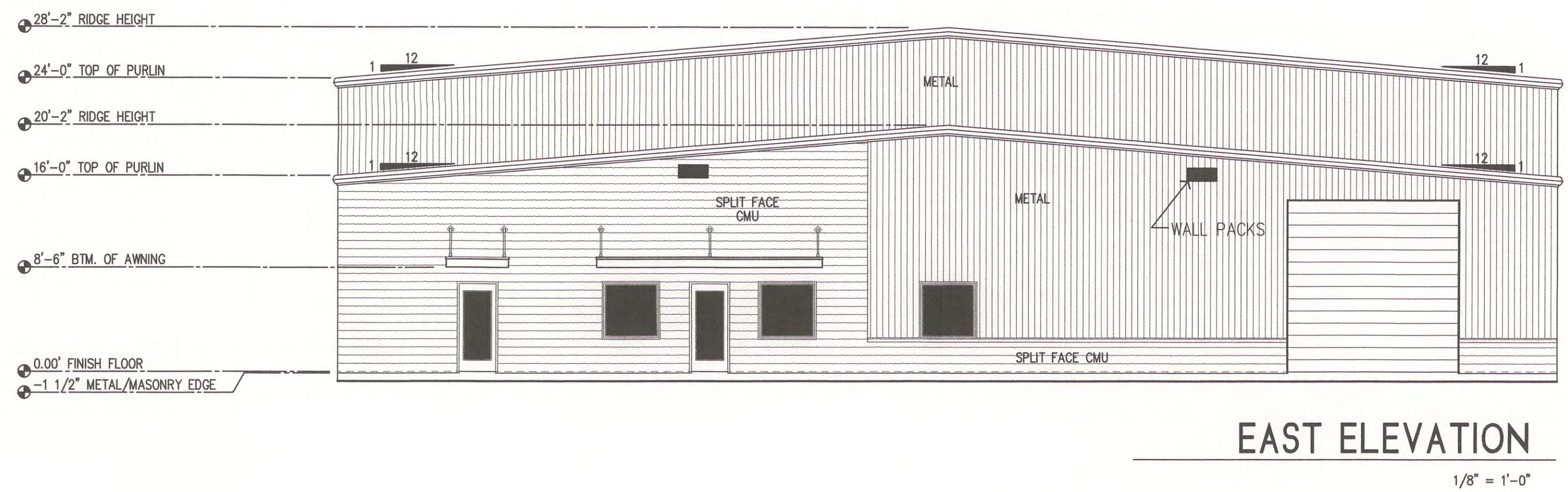
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DEVELOPMENT & CONSTRUCTION, L.L.C.

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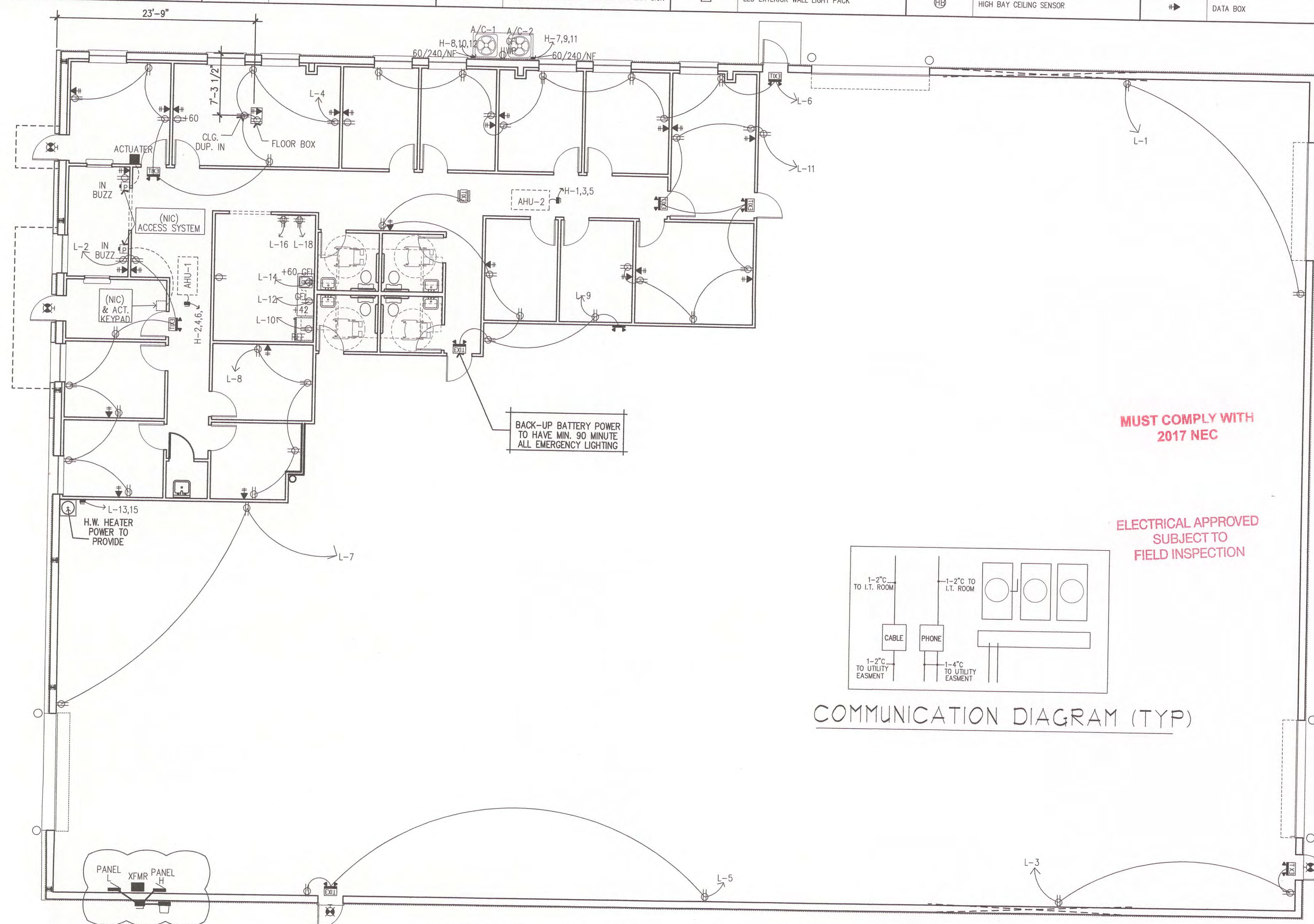
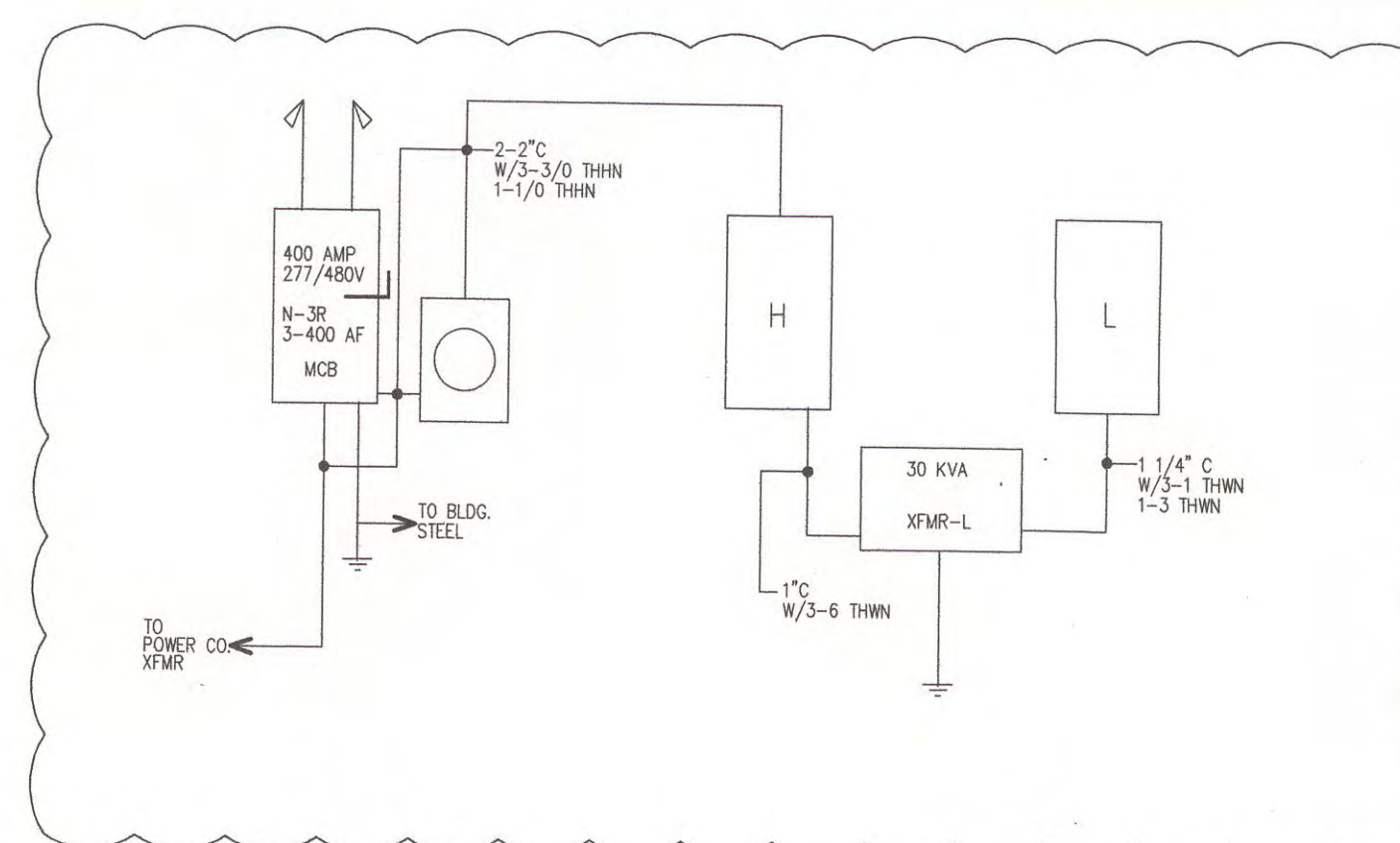


Description																			
	LED UNDER CABINET LIGHTING STRIP		2X4 LED LIGHT (DROP CLG.) TROFFER LENS LED, 4000K BULBS, 45 WATT FIXTURE		4" LED SURF. MTD.4000K BULBS, 15 WATT		EMERGENCY LIGHTING PACK		LED GROUND MOUNTED LED FLOOD LIGHT		WALL SENSOR		WALL TELEPHONE OUTLET AT 48"		110V CEILING DROP DOWN OUTLET	NOTES PROVIDE BATTERY BACKUP FOR EXIT SIGNS AND EMERGENCY ILLUMINATION. PROVIDE SMOKE DETECTORS IN ALL ROOMS EXCEPT HYDRO UNITS. ALL SMOKE DETECTORS/ALARMS MUST BE IN SERIES, AUDIO/VISUAL, PHOTO CELL TYPE, HARD WIRE BACKUP. ALL BATTERY BACKUP POWER TO BE MINIMUM 12V. ALL EXTERIOR LIGHTING TO BE WIRED TO TIMER PER EXIT SIGNAGE OR SENSITIVE CONTROL.			
	2X4 FLUORESCENT (DROP CLG.) PRISM. LENS (2) 32W T-5, 4100K BULBS, 64 WATT FIXTURE		2X4 FLR. LIGHT PANEL (WAREHOUSE, SUSP.) (4) 32W T-5, 4100K BULBS, 128 WATT FIXTURE		EXHAUST FAN		CEILING MOUNTED EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK-UP		LIGHT SWITCH		110V WALL OUTLET		CABLE		DISCONNECT				
	2X4 FLUORESCENT (DROP CLG.) PARA. LENS (2) 32W T-5, 4100K BULBS, 64 WATT FIXTURE		2X2 LED LIGHT (DROP CLG.) PRISM. LENS LED, 4000K BULBS, 40 WATT FIXTURE		WALL MOUNTED LIGHT FIXTURE		WALL MOUNTED EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK-UP		2 WAY LIGHT SWITCH		220V WALL OUTLET		GFI		GROUND FAULT INTERRUPTER				
	2X4 LED LIGHT FLAT PANEL (DROP CLG.) PRISM. LENS, LED, 4000K BULBS, 45 WATT FIXTURE		1X4 FLR. LED (DROP CEILING) TROFFER LED, 4000K BULBS, 45 WATT FIXTURE		EXIT SIGN PLEXIGLASS LED		AUDIO/VISUAL SMOKE DET./ALARM HARDWIRED IN SERIES, PHOTO CELL TYPE		OCCUPANCY DETECTOR WALL SWITCH OCCUPANCY DETECTOR WALL CONTROL		4-PLEX WALL OUTLET		WP		WATER PROOF				
	2X4 LED LIGHT (SURFACE MTD.) PRISM. LENS LED, 4000K BULBS, 45 WATT FIXTURE		1X4 LED LIGHT (SUSPENDED) BOX DECORATIVE LED, 4000K BULBS, 45 WATT FIXTURE		LED EXIT SIGN W/ EMERGENCY LIGHTING		JUNCTION BOX		CEILING SENSOR		FLOOR MOUNTED		+42		INCHES ABOVE FINISHED FLOOR				
	2X4 LED LIGHT (DROP CLG.) PARABOLIC LENS LED, 4000K BULBS, 45 WATT FIXTURE		4" LED REC. CAN LIGHT 4000K BULBS, 15 WATT		CEILING MTD. LIGHTED DIRECTION LED EXIT SIGN		LED EXTERIOR WALL LIGHT PACK		HIGH BAY CEILING SENSOR		DATA BOX		WALL MOUNTED SMOKE DETECTOR						

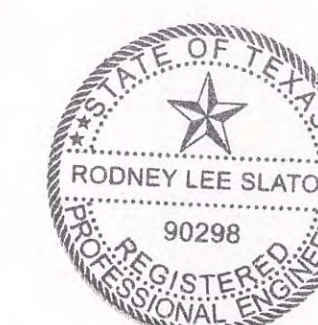
NOTES
PROVIDE BATTERY BACKUP FOR EXIT SIGNS AND EMERGENCY ILLUMINATION. PROVIDE SMOKE DETECTORS IN ALL RETURN DUCTS OF EACH HVAC UNITS. ALL SMOKE DETECTORS/ALARMS TO BE LOOPED IN SERIES, AUDIO/VISUAL, PHOTO CELL TYPE, HARD WIRED W/ BATTERY BACKUP. ALL BATTERY BACKUP POWER TO BE MINIMUM 90 MIN. ALL EXTERIOR LIGHTING TO BE WIRED TO TIMER PER OWNERS REQ. EXIT SIGNAGE ON SEPERATE CIRCUIT.

GEOAWATER 3 BUILDING	
400 AMP 277/480V THREE PHASE 4W SERVICE	VA
OFFICE LIGHTING 3340 x 3.5 x 1.25	14,612
SHEET METAL 11,240 SQ.FT. X 2 X 1.25	28,100
(60) RECEPTALS 180VA EACH	10,400
5.5 KW HEAT HOT WATER HEATER	5,500
OFFICE HEAT 42KW	40,000
DRAFT BOOTH	94,500
STICK WELDER	24,070
OVERHEAD CRANE	33,300
PLASMA CUTTER	10,800
180 KEEPER	3,000
3 SMALL AIRPANCES	8,600
SDH 150K X 1.25	1,975
2ND LARGEST MOTOR	2,905
TOTAL	278,562
278,562 (480 X 1.73) = 335 AMP	
ACTUAL LOAD	335 AMP
SPARE CAPACITY	65 AMP
SERVICE CAPACITY	400 AMP

LOAD CALCULATIONS


$$1/8'' = 1'-0''$$


TRINITY BAY ENGINEERING
911 S. 8TH. STREET
LA PORTE, TEXAS 77571
281-515-1065
RODNEY@TRINITYBAYENGINEERING.COM
TBPE # 18351



LOAD ANALYSIS PANEL SCHEDULE

PANEL 1": 220/240V, 1-PHASE, 3-WIRE, SURF. MTD. NEMA 1, 125 AMP, MCB, KAIC LOC 10									
WIRE SIZE	LOAD DESCRIPTION	LOAD KVA	BKSR SIZE	CKT NO.	CKT NO.	BKSR SIZE	LOAD KVA	LOAD DESCRIPTION	
12	SHOP OUTLETS	.3	20/1	1	2	20/1	1.2	OFFICE OUTLETS	
12	SHOP OUTLETS	.3	20/1	3	4	20/1	1.8	OFFICE OUTLETS	
12	SHOP OUTLETS	.3	20/1	5	6	20/1	1.4	OFFICE OUTLETS	
12	SHOP OUTLETS	.3	20/1	7	8	20/1	.9	OFFICE OUTLETS	
12	SHOP OUTLETS	.9	20/1	9	10	20/1	.1	REFRIGERATOR	
12	OFFICE OUTLETS	1.2	20/1	11	12	20/1	1.5	BREAKROOM OUTLETS	
10	OFFICE OUTLETS	1.2	20/1	13	14	20/1	1.5	BREAKROOM OUTLETS	
10	HOT WATER HEATER	2.7		15	16	20/1	.1	PHONE BOARD	
		2.7	30/2	17	18	20/1	.1	PHONE BOARD	
	SPARE			19	20			SPACE	
	SPARE		20/1	21	22				
				23	24				
				25	26				
				27	28				
				29	30				
				31	32				
				33	34				
				35	36				
				37	38				
				39	40				
				41	42				

PANEL 1": 277/480V, 3-PHASE, 4-WIRE, SURF. MTD. NEMA 1, 400 AMP, MCB, KAIC LOC 14.									
WIRE SIZE	LOAD DESCRIPTION	LOAD KVA	BKSR SIZE	CKT NO.	CKT NO.	BKSR SIZE	LOAD KVA	LOAD DESCRIPTION	
8	AHU-2	6.6	40/3	1	2	40/3	6.6	AHU-1	
8		6.6		3	4		6.6		
8		6.6		5	6		6.6		
12	A/C-2	3.3	20/3	7	8	20/3	3.3	A/C-1	
12		3.3		9	10	20/3	3.3		
12		3.3		11	12	3	3.3		
	OFFICE LIGHTS & WALL PACKS	2.2	20/1	13	14	70/3	6.9	XTMR-L	
	SHOP LIGHTS	3.0	20/1	15	16		5.9		
12	SHOP LIGHTS	2.0	20/1	17	18		4.5		
	SPACE			19	20			SPACE	
				21	22				
				23	24				
				25	26				
				27	28				
				29	30				
				31	32				
				33	34				
				35	36				
				37	38				
				39	40				
				41	42				

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ELECTRICAL POWER

\2019 GENOWATERS 38 CDS.cdr

E1.1



WYCOFF
DEVELOPMENT & CONSTRUCTION, LLC

GENOAWATER BUILDING 3
6013 GENOA RED BLUFF, PASADENA, TEXAS, 77507



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Smith Raines Co.</u>	<u>0264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Carolyn S Fincher, Broker</u>	<u>0264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Designated Broker of Firm	License No.	Email	Phone
<u>LeDon Wissner, Broker Associate</u>	<u>0458007</u>	<u>LeDonWissner@gmail.com</u>	<u>(832)818-5092</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date