FOR SALE-PRICE REDUCED!!! | INDUSTRIAL SPACE

STATE OF THE ART FACILITY
140 Carlisle Circle, Marshall, TX 75672

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OFFERING SUMMARY

Sale Price: CALL FOR PRICING
Lot Size: 41.6 Acres
Year Built: 2011
Building Size: 20,840
Renovated: 2017

PROPERTY OVERVIEW

PRICE REDUCED!!! This unbelievable facility is well apportioned for a first class operation. Boasting 10 oversized OH doors and two huge cranes (20 ton and 5 ton), this property is well suited for most any heavy equipment repair. Every attention to detail has been met and the office space is sufficient for a full operation of a thriving business. Recently renovated with new paint, carpet, and tile, the space is immaculate and ready for immediate move-in.

LOCATION OVERVIEW

Located just a half mile from Interstate 20 off Texas Highway 59 and being due due south of Marshall, Texas, this fantastic property is a perfectly appointed for your manufacturing needs. With protected access in a secure area, the property is located in an industrial setting and is surrounded by other manufacturing and oilfield service companies.
SALE HIGHLIGHTS

• Metal Construction built in 2011
• Conference area
• Break room
• Locker room
• Mill work in private offices
• Lighted and paved parking area
• Nine 16’x22’ OH doors and one 16’ x 16’ OH door
• Four wall mounted Big Ass Fans with oscillating motors
• Wash bay with reclaim system and steamer
• Two (2) compressors with compressed air lines throughout
• Natural gas heaters and sprinkler system
• One 20 ton bridge crane
• One 5 ton bridge crane
• Concrete aprons at all shop entrances
• 41.9 Total acres with 22.33 acres stabilized
• Backup Generator
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ADDITIONAL PHOTOS
STATE OF THE ART FACILITY
140 Carlisle Circle, Marshall, TX 75672

Additional Photos
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 buyer 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:
  o that the owner will accept a price less than the written asking price;
  o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  o 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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<thead>
<tr>
<th>NRG Realty Group LLC</th>
<th>9004023</th>
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<tr>
<td>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</td>
<td>License No.</td>
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<tr>
<td>Designated Broker of Firm</td>
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<td>Licensed Supervisor of Sales Agent/Associate</td>
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<td>Sales Agent/Associate’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials | Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov