

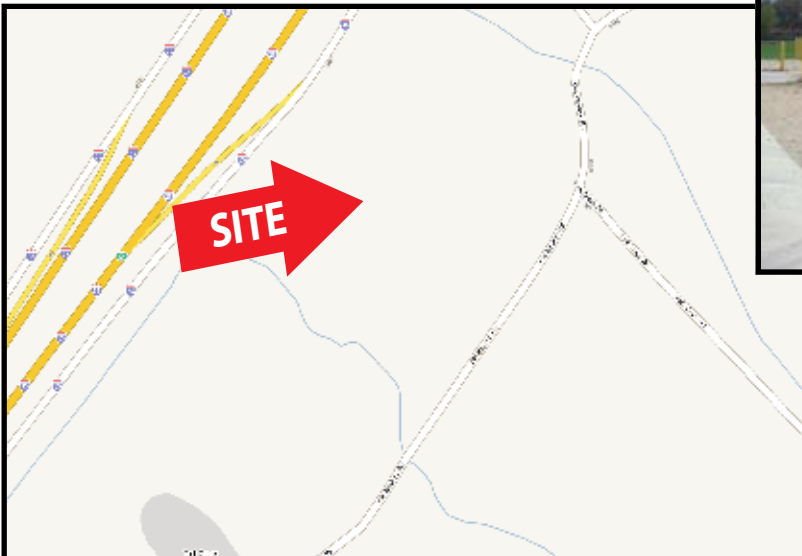
FOR LEASE

**50,000 FOOT WAREHOUSE WITH
UP TO 2,000 FEET OF OFFICE**

214-361-5388

www.MartinelliCo.com

- 50,000 foot warehouse with up to 2,000 feet of office
- Excellent access off the Interstate. Take exit 196 when traveling either North or South bound on I -35
- Only 24 minutes to San Antonio - 35 minutes to Austin
- 2 12' x 14' grade level doors on front - 2 10' x10' dock doors & 1 12'x14' grade level door at the rear
- 50' x 25' column spacing (see floor plan)
- Up to 21.9' Clear Height
- Heavy Power





Commercial Real Estate Brokerage

7850 Old Bastrop Road - New Braunfels, Texas 78312

Aerial Map of Site & Area Development





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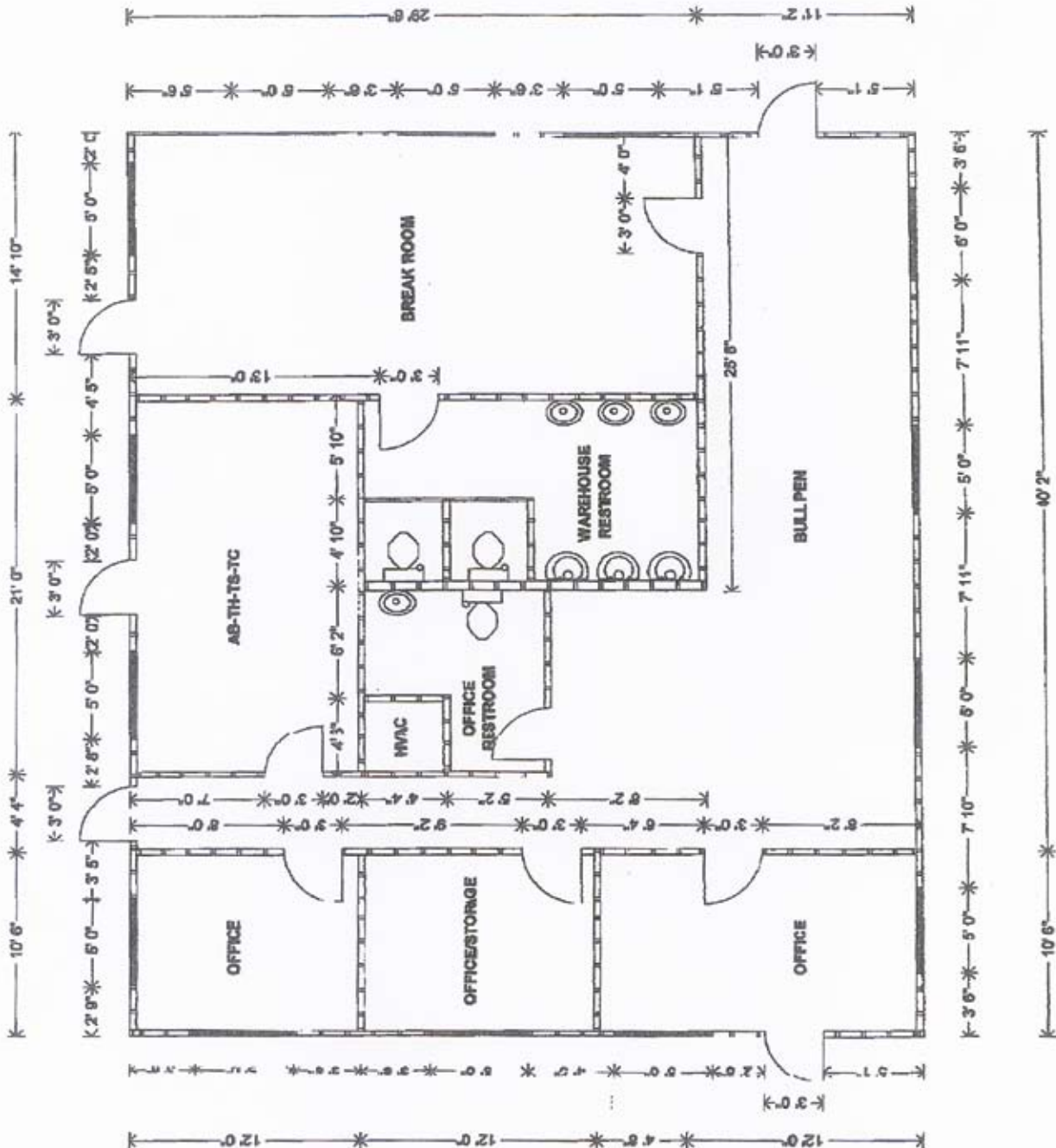
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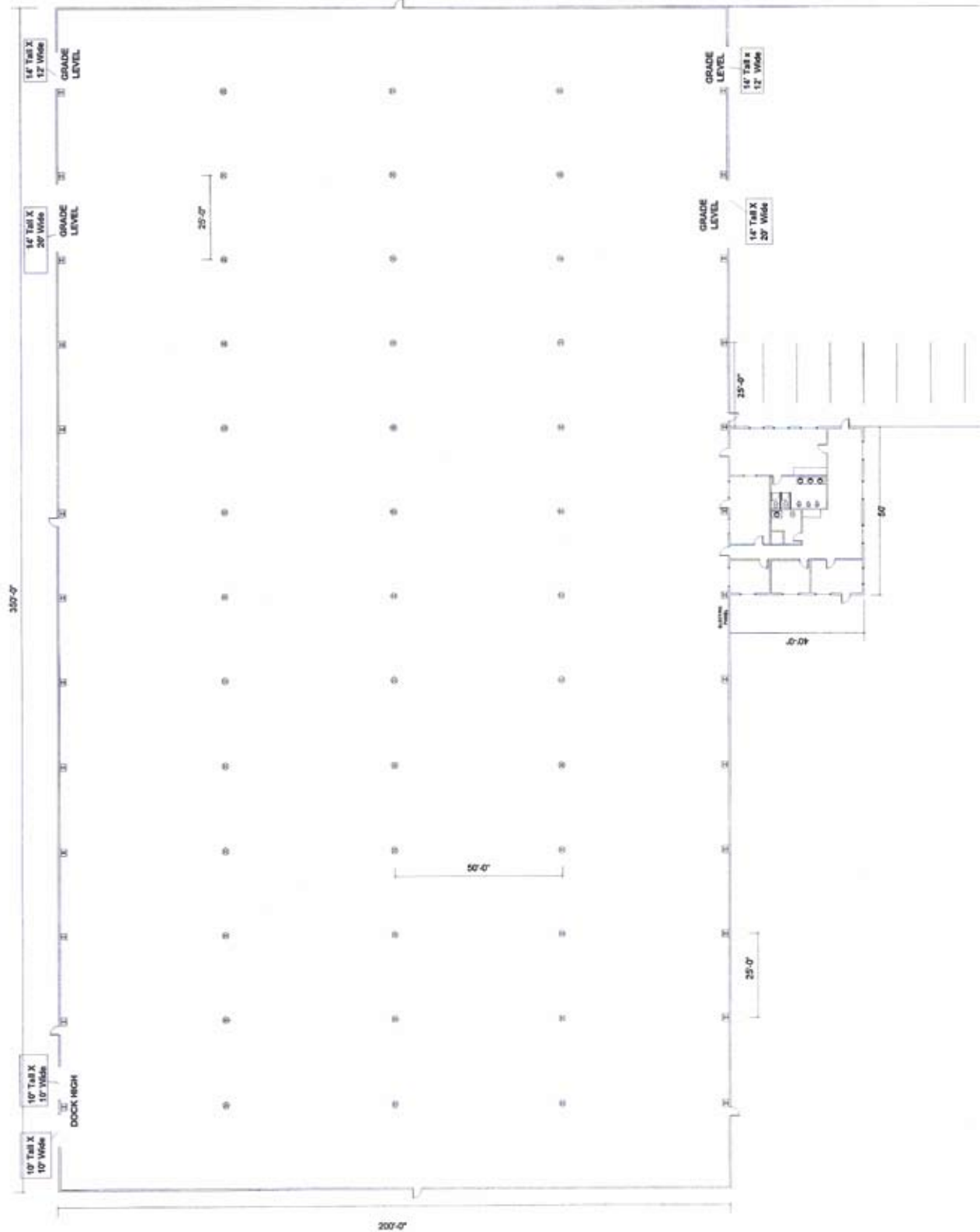


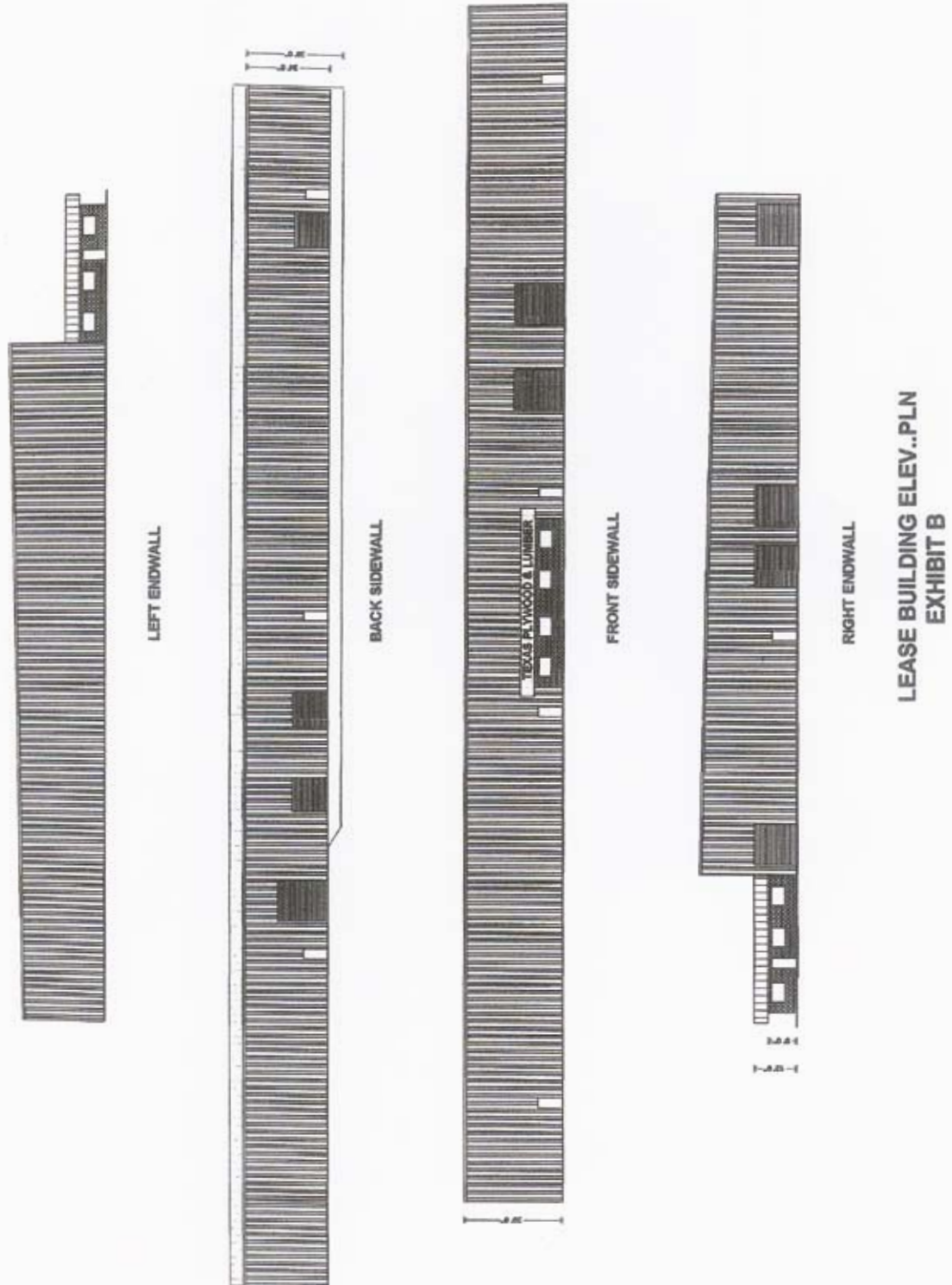


LEASE SPACE OFFICE FLOOR PLN.
EXHIBIT B

Handwritten signature/initials

7850 Old Bastrop Road New Braunfels, Texas 78312







Economic Development

Opportunities just don't grow here - Uniquely cultivated by old world German heritage, industry-diversified business brims with innovation yet remains deeply rooted in the sectors of manufacturing, healthcare, logistics, distribution and aviation. Balanced by an affordable, yet enviable quality of place - it's no wonder the city has grown 55% in the last 8 years, outpacing the state average. New Braunfels has access to a growing 400,000+ affordable, well-trained labor force and ten colleges and universities within a 30-minute commute. Complimented with a pro-business leadership attitude, competitive incentives, low tax burden and easy access to IH-35 and IH-10, its easy to understand why companies such as Wal-Mart Distribution Center, The Coleman Company and The Scooter Store have relocated here. Over 300+ days of sunshine a year and nearby rivers, lakes, Schlitterbahn (America's #1 Rated Waterpark) and over 500 acres of outdoor recreation make New Braunfels a desirable destination for work – or play, year round.

Our services include:

- Regional demographic and socioeconomic data
- Site selection information through our GIS New Braunfels Prospector program
- Introductions/testimonials with industry professionals
- Coordinate labor market analysis
- Arrange for community briefing and custom tours of New Braunfels
- Introduction to community partners
- Prepare a customized package of Local/State "Incentives"
- Assist with specialized market research needs
- Follow-through with the development process
- Permit expediting through city departments



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 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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date