



Protecting Clients. Conserving the Land.

Balmorhea Warehouse

Commercial Property

16.972± Ac | 127,654 SqFt

Reeves County, TX



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Location

Balmorhea Warehouse is located at Exit 209 fronting on south side of I-10 east of Balmorhea at Highway 17 intersection which is the gateway to Ft Davis and the Texas Mountain Region to the south. This location is just south of the booming Permian and Delaware Basin and the tremendous Oil and Gas Industry that anchors this region. The facility built in 1996 as a Roadmaster bicycle assembly warehouse was expanded in 2000. One of the largest warehouses in the region it has 13 semi-truck bays, office and is divided into two large open floorplans.





Description

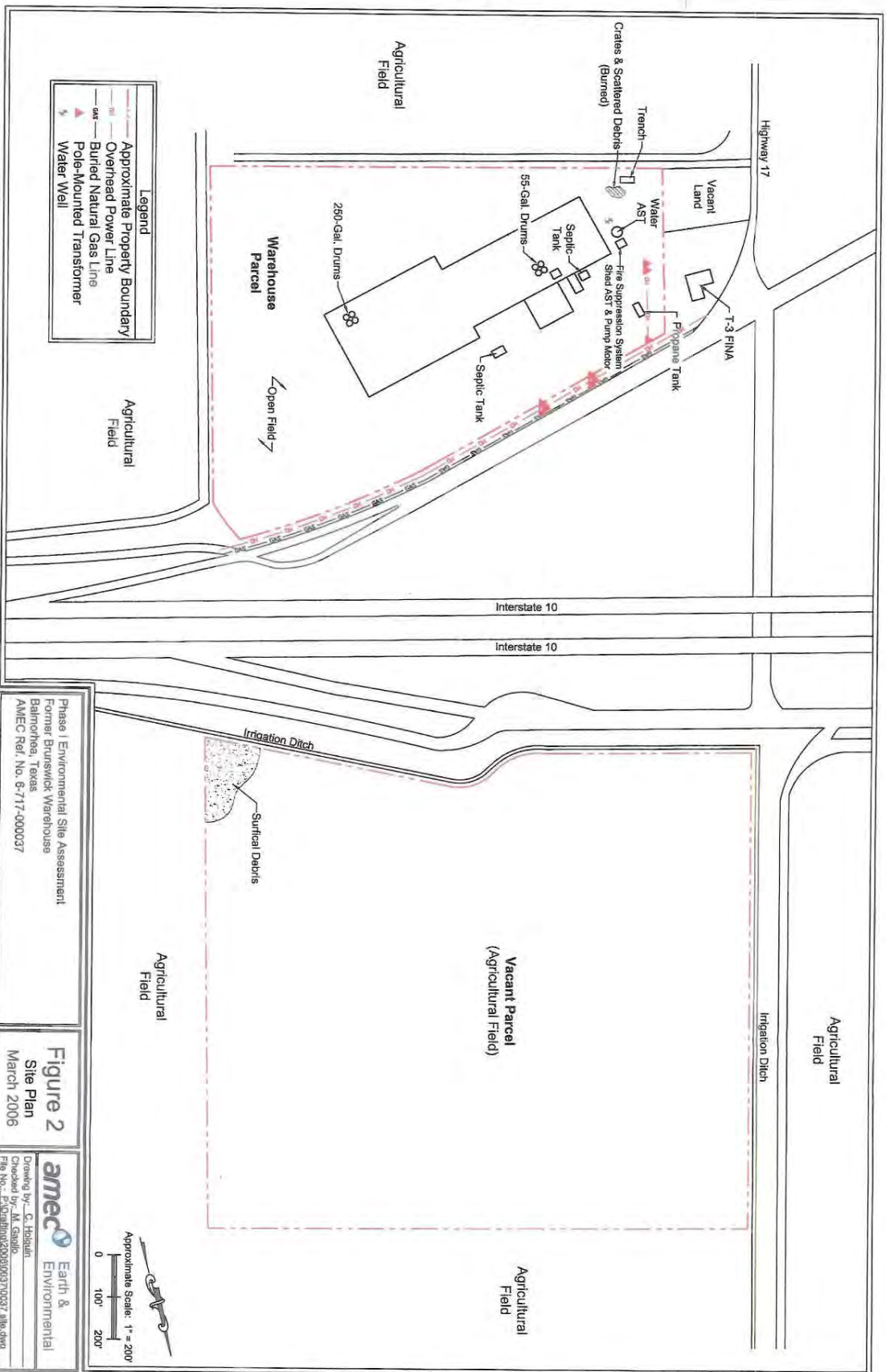
- 16.972 Ac Security Fenced Property
- 127,654 sq/ft warehouse divided into two large floorplans
- Concrete floors, steel framed, insulated, commercial electric service and lights
- Two offices
- Restrooms with Septic Systems
- Large water well and pumping system, storage, and internal fire abatement system
- 13 Bays with hydraulic floors
- Lights, Heater, and Fan System
- Asphalt and Concrete truck parking and loading aprons
- Room for expansion







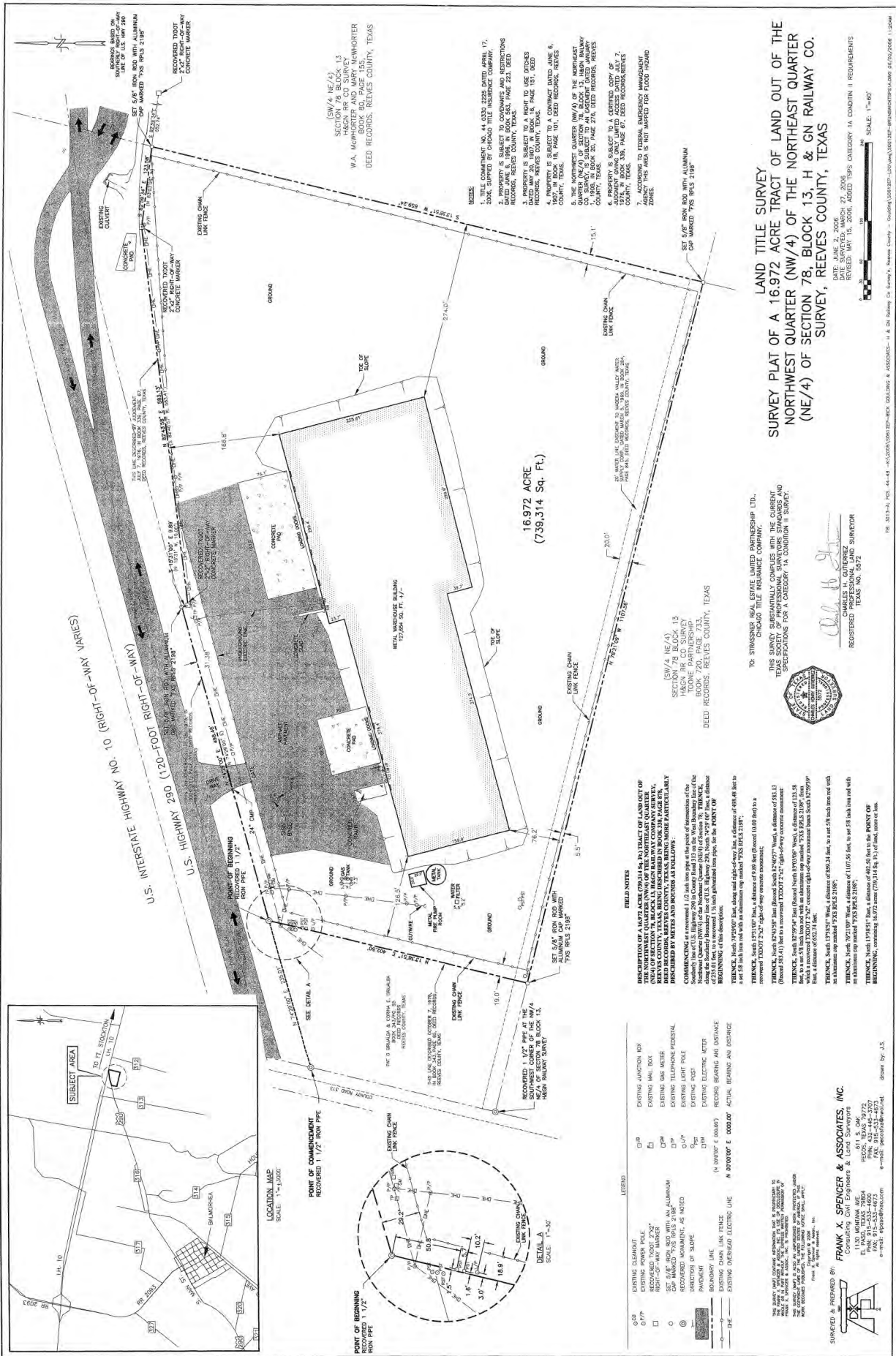




Phase I Environmental Site Assessment
 Former Brunswick Warehouse
 Balmore, Texas
 AMEC Ref. No. 6-717-000037

Figure 2
Site Plan
 March 2006

amec Earth & Environmental
 Drawing By: C. Hobbs
 Checked By: M. Gaudin
 File No.: E:\Drawing\2006\03100637_010.dwg



Drawn by: J.S.

FRANK X. SPENCER & ASSOCIATES, INC.
 Consulting Civil Engineers & Land Surveyors
 EL PASO, TEXAS 79904
 PHONE: 915-433-4673
 FAX: 915-433-4673
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SURVEYED & PREPARED BY:

THE SURVEY AND CONSTRUCTION OF THIS PLAT IS IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, REYES COUNTY, TEXAS. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, REYES COUNTY, TEXAS, AND IS A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION.

TO: STRASSER REAL ESTATE LIMITED PARTNERSHIP LTD.
 CHICAGO TITLE INSURANCE COMPANY.

THIS SURVEY SUBSTANTIALLY COMPLETES THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND PRACTICES FOR A CATEGORY 1A SURVEY IN SECTION 1 SURVEY.



CHARLES H. GURNEY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 12345

FB: 8013-A, PCL: 44-48, 45-50, 51-52, 53-54, 55-56, 57-58, 59-60, 61-62, 63-64, 65-66, 67-68, 69-70, 71-72, 73-74, 75-76, 77-78, 79-80, 81-82, 83-84, 85-86, 87-88, 89-90, 91-92, 93-94, 95-96, 97-98, 99-100, 101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 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2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-



Price

\$5,950,000 | \$46.61 per SqFt

Contact

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Disclaimer

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