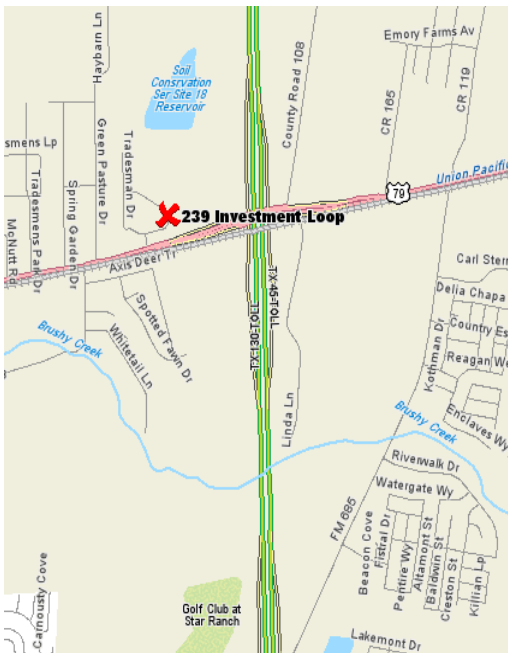


FOR SALE



239 Investment Loop Hutto | Texas | 78634

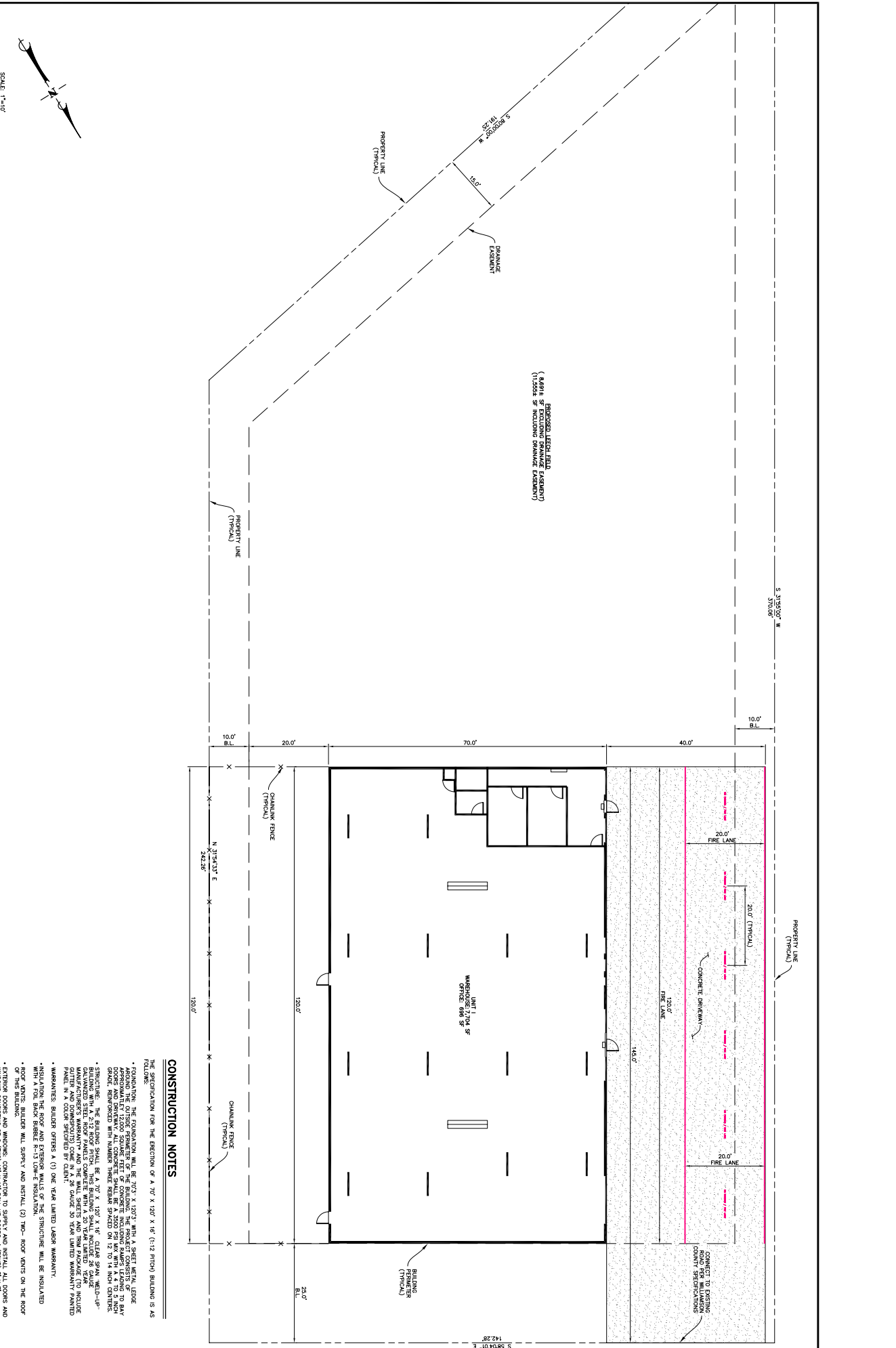
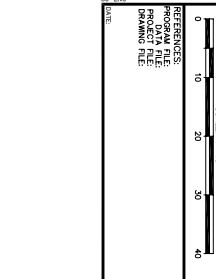
- Located between Round Rock and Hutto, 5.5 miles east of Round Rock and 3 miles west of Hutto, just north of US HWY 79 and SH 130.
- 8,400 SF warehouse could be divided.
- Two 12' grade level doors.
- Fenced yard available.
- 40' x 145' driveway with 3" rebar on 14" centers, 4,000 p.s.i. concrete 5" thick.
- 16' clear span.
- Two roof vents.
- Price: \$600,000.00



Contact
Darren Quick, Realtor®
512.255.3000
Darren@donquick.com

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



(8,891 SF EXISTING DRAINAGE ASSUMED)
(14,358 SF EXISTING DRAINAGE ASSUMED)

CONSTRUCTION NOTES

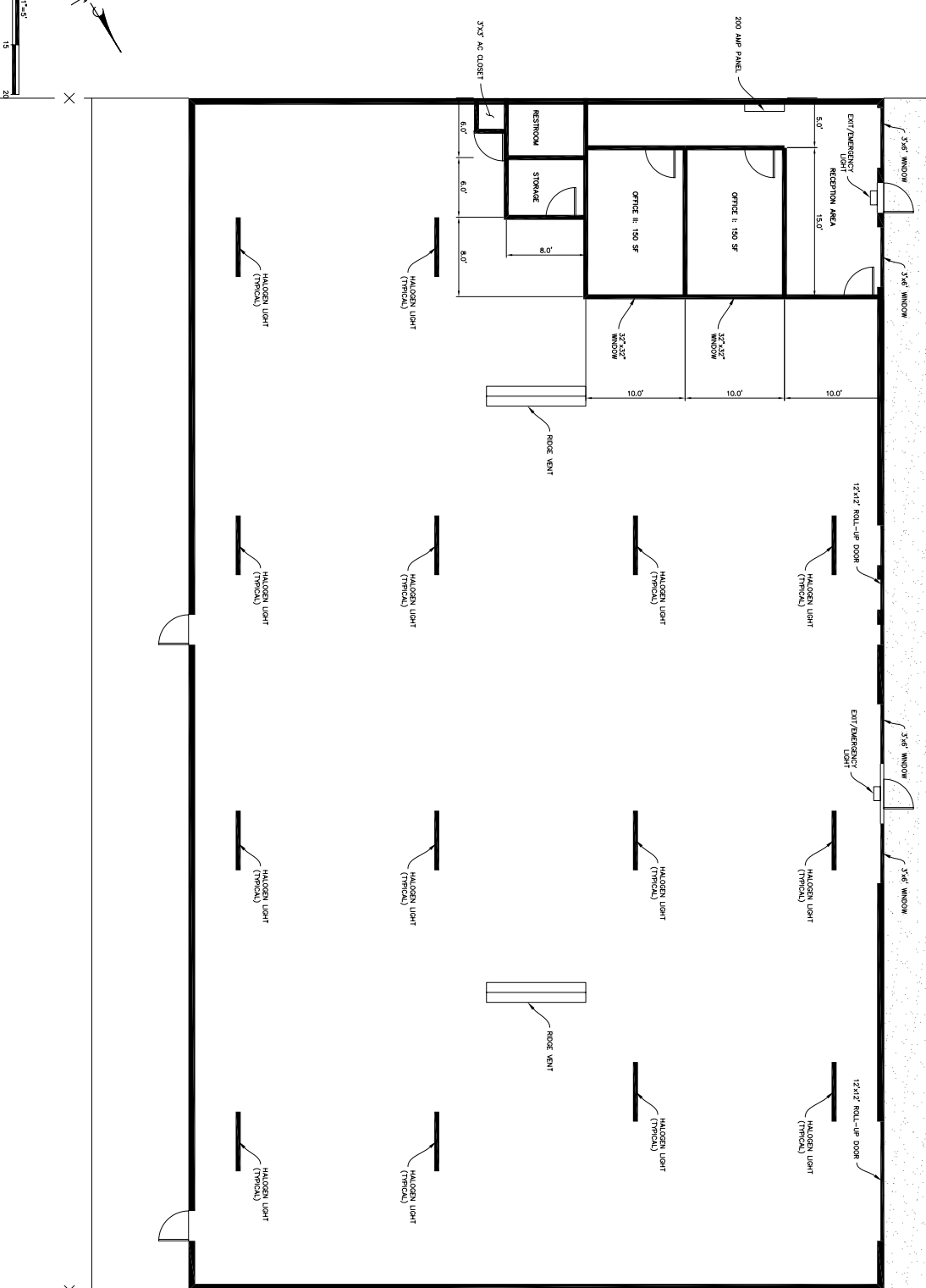
- THE SPECIFICATION FOR THE ERECTION OF A 70' X 120' X 10' (1:12 PITCH) BUILDING IS AS FOLLOWS:
- FOUNDATION: THE FOUNDATION WILL BE 30" X 120" WITH A SHEET PILE LINE AROUND THE OUTSIDE PERIMETER OF THE BUILDING. THE FROTECT CONSISTS OF 20" DIA. PILES AND DRIVEWAY. ALL CONCRETE SHALL BE 3000 PSI WITH A 4 TO 1 RICH GRADE, REINFORCED WITH NUMBER THREE REBAR SPACED ON 12 TO 14 INCH CENTERS.
- STRUCTURE: THE BUILDING SHALL BE A 30' X 120' X 10' CLEAR SPAN WELD-UP-GALVANIZED STEEL ROOF PANELS COMPLETE WITH A 20 YEAR LIMITED YEAR WARRANTY. THE BUILDING SHALL BE INSULATED WITH 2" R-19 INSULATION. INSULATION SHALL BE IN A COLOR SPECIFIED BY CLIENT.
- WARRANTIES: BUILDER OFFERS A (1) ONE YEAR LIMITED LABOR WARRANTY, (2) TWO YEAR LIMITED LABOR WARRANTY, (3) ONE YEAR LIMITED LABOR WARRANTY, (4) ONE YEAR LIMITED LABOR WARRANTY.
- INSULATION: THE ROOF AND EXTERIOR WALLS OF THE STRUCTURE WILL BE INSULATED WITH A POLY-DIAM BUBBLE 1-1/2" DOWLE INSULATION.
- EXTERIOR: BUILDER WILL SUPPLY AND INSTALL (2) TWO - ROOF VENTS ON THE ROOF OF THIS BUILDING.
- EXTERIOR DOORS AND WINDOWS: CONTRACTOR TO SPECIFY AND INSTALL ALL DOORS AND WINDOWS CONSISTING OF 2 (TWO) 12' X 12' ROLL UP DOORS, 4 (FOUR) 3' X 7' SLIDING WINDOWS, 2 (TWO) 12' X 12' ROLL UP DOORS, AND 4 (FOUR) 3' X 8' SELF FINISHING SLIDING WINDOWS. WALL DOORS WITH DEAD BOLTS, AND 4 (FOUR) 3' X 8' SELF FINISHING SLIDING WINDOWS.

REFERENCES:

| | | | |
|--------------|-----|------|-----------|
| PROGRAM FILE | NO. | DATE | REVISIONS |
| PROJECT FILE | | | |
| DRAWING FILE | | | |

| | |
|------------------|-------------|
| DESIGN | CHECKED |
| PROJECT ENGINEER | DATE |
| R.C.E. | (P.P. - -) |
| REVIEWED BY: | DATE |

| | | | |
|------------------------------|--|--------------|--|
| LOT 8 INVESTMENT LOOP, HUTTO | | SHEET 1 OF 2 | |
| SITE PLAN | | WORK ORDER | |



- CONSTRUCTION NOTES**
- THE SPECIFICATION FOR THE FINISH-OUT OF THIS BUILDING SHALL BE AS FOLLOWS:
 - 200 AMP, THREE PHASE ELECTRICAL.
 - ROUGH ELECTRICAL (UNDRUGGED SOLICIT WITH A TOP BACK BUBBLE R-13 LOW-E-GLAZED) HANG (OFFICE SPACES).
 - CENTRALIZED HVAC (OFFICE SPACES).
 - 12" x 12" ROLL-UP DOORS.
 - THE ADDITION OF (2) 3'x7' CLOSET FOR AC SHEET ROOM IN RESTROOM WALKS ONLY.
 - FLOOR, CEILING AND PAINT SPEC.
 - 10' x 10' FLOORING HORIZONTAL JOINTS.
 - ROUGH CORE BAR THROUGHOUT.
 - ROUGH CORE BAR THROUGHOUT.
 - (COMB-UNIT) EXIT/EMERGENCY LIGHT DIRECTLY ABOVE THE FRONT ENTRY/EXIT BUILT FOR THE SITE THAT IS BIDD.
 - THE SHEET ROOM IS 7'7" DEEP.
 - OF BUILD-OUT SHALL BE 8'-0" BATT IS NOT BATT FROM ON RESTROOM WALLS IS 12' x 12'.
 - ALL STUDS SHALL BE 2x6 ON 16" O.C. CENTERS WITH TOP AND BOTTOM 2x6 ON 16" O.C. WITH WALK.

| | | | | | | | |
|---|-----------------|------------------|---------------|--|-------------------------------------|--|------------------------------------|
| <p>REFERENCES: PROGRAM FILE PROJECT FILE DRAWING FILE</p> | <p>NO. DATE</p> | <p>REVISIONS</p> | <p>APPRO.</p> | <p>DESIGN _____ CHECKED _____</p> <p>PROJECT ENGINEER _____ DATE _____</p> <p>R.C.E. (S.P. - -)</p> | <p>REVIEWED BY _____ DATE _____</p> | <p>LOT 8 INVESTMENT LOOP, HUTTO FINISH-OUT</p> | <p>WORK ORDER SHEET 2 OF 2</p> |
|---|-----------------|------------------|---------------|--|-------------------------------------|--|------------------------------------|

