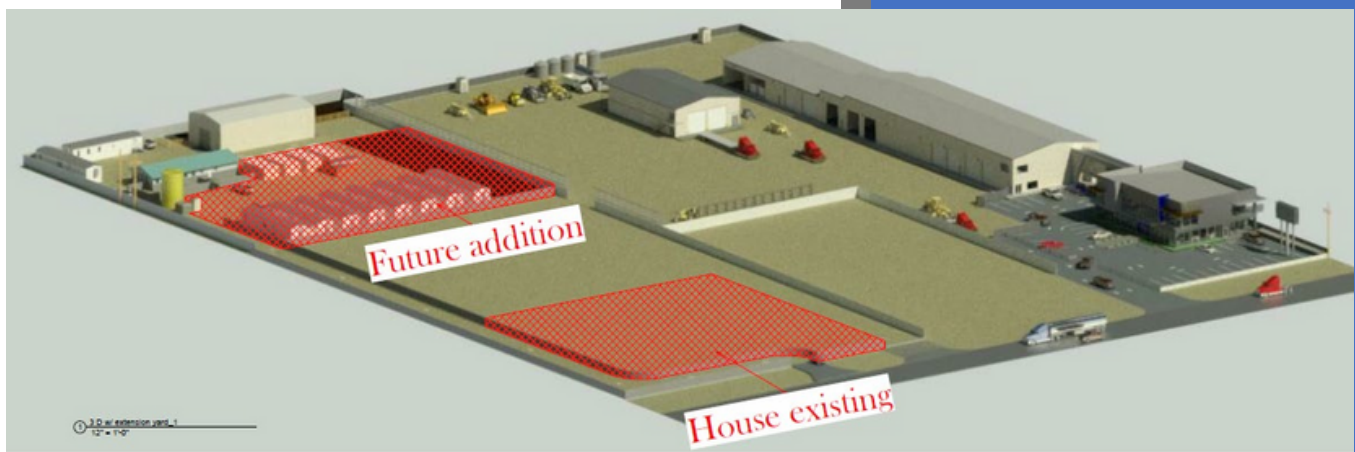




2020

6819 N FM 1788 Property



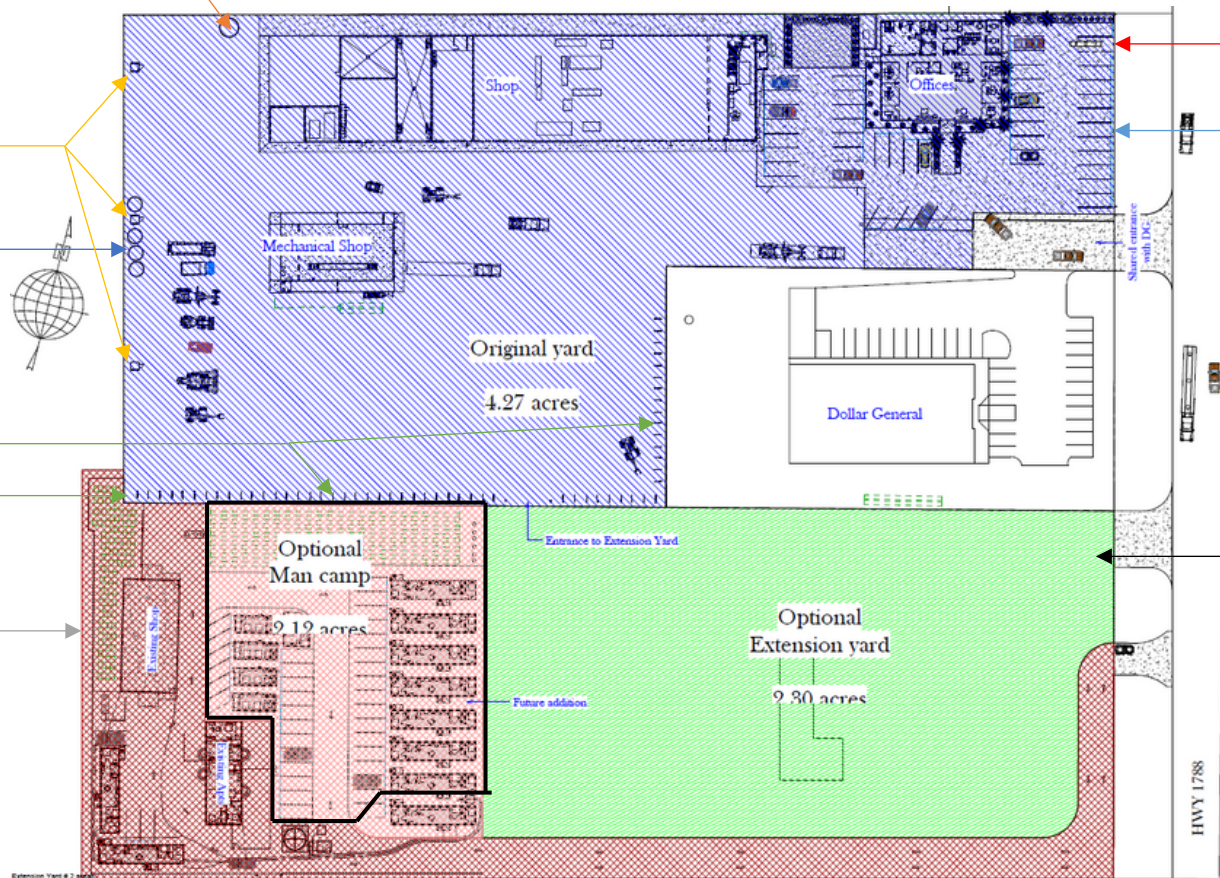
Filiberto i. Lozoya

6/11/2020

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SITE:

- Main yard of **4.27 acres**
- Optional Extension yard **2.34 acres**
 - o Currently has a house on property but can be demo and caliche installed.
- Optional Man camp Next door on **2.12 acres**
- Bridge connecting main office to upstairs training room
- (3) water wells
- Water station (3) – 300-barrel tanks cap
- Waste water station for wash stations. (500-barrel storage cap)
- Billboard and
- Rack system for material storage LED signs not
- Access to optional yard. Included
- Millings on original yard



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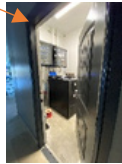
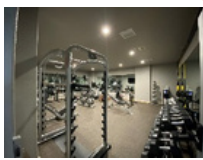
• Main office



o First floor **5,950 sq ft**
 8 offices 1,570 sq ft
 Gym 645 sq ft
 Break room 206 sq ft
 Terrace 252 sq ft
 IT room 48 sq ft
 R.R.M. 80 sq ft
 R.R.W. 82 sq ft
 Shower gym 41 sq ft
 Janitor 47 sq ft
 Storages 131 sq ft
 Hall 1,586 sq ft
 Elevator and stair

Office attributes:

- Led screen over elevator in main lobby for advertisement
- Gym on First floor with its own RR and shower
- Centralized it room with its own ac
- Large main lobby with centered reception desk
- Multi use room – can be used as Mudroom/ Driver Room/ sales Room (4-5 stations)
- Break room with balcony for on site lunch/ break area



o Second floor
 CEO office
 5 offices
 Conference room
 Bar/Recreational
 R.R. bar
 R.R.
 R.R. main office
 Bathroom
 Janitor
 Balcony bar

Hall

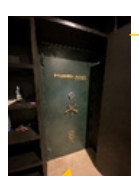
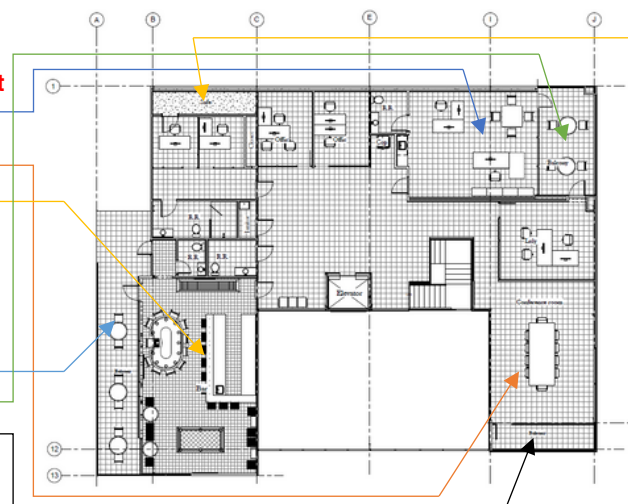
Office attributes:

- Large Conference room
- CEO office with balcony
- Recreational/bar
- Balcony for bar
- Hidden 1/4" steel plate lined safe room
- Personal RR for CEO office



Balcony main office
 Balcony conf. room

5,367 sq ft
 520 sq ft
 940 sq ft
 574 sq ft
 832 sq ft
 37 sq ft
 65 sq ft
 56 sq ft
 114 sq ft
 23 sq ft
 437 sq ft
 235 sq ft
 98 sq ft
 975 sq ft

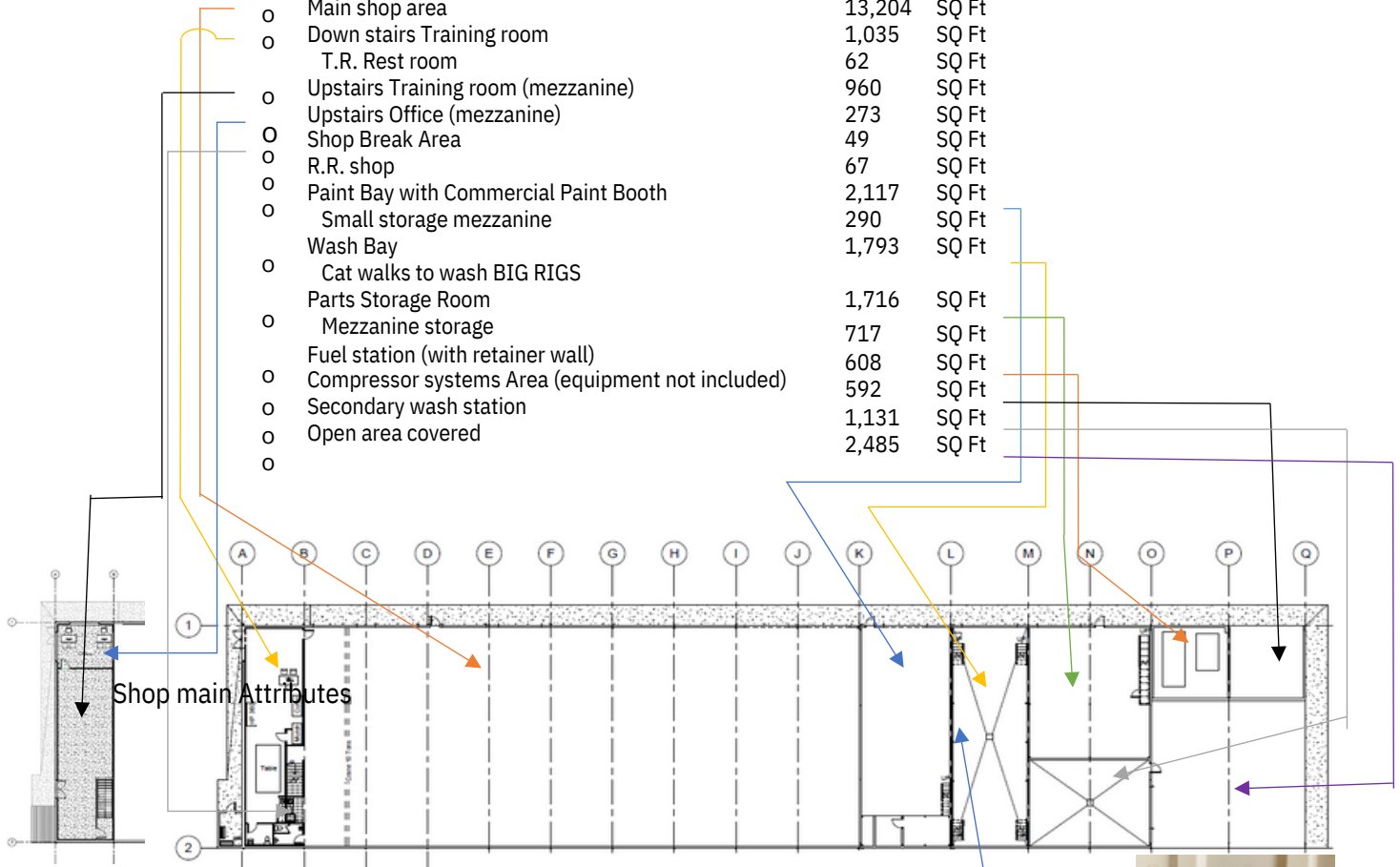


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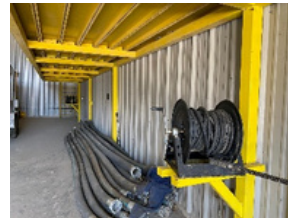
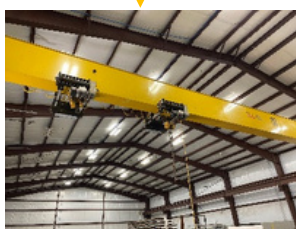
• **Main Shop**

25,850 Total SQ ft Area

o Main shop area	13,204	SQ Ft
o Down stairs Training room	1,035	SQ Ft
o T.R. Rest room	62	SQ Ft
o Upstairs Training room (mezzanine)	960	SQ Ft
o Upstairs Office (mezzanine)	273	SQ Ft
o Shop Break Area	49	SQ Ft
o R.R. shop	67	SQ Ft
o Paint Bay with Commercial Paint Booth	2,117	SQ Ft
o Small storage mezzanine	290	SQ Ft
o Wash Bay	1,793	SQ Ft
o Cat walks to wash BIG RIGS		
o Parts Storage Room	1,716	SQ Ft
o Mezzanine storage	717	SQ Ft
o Fuel station (with retainer wall)	608	SQ Ft
o Compressor systems Area (equipment not included)	592	SQ Ft
o Secondary wash station	1,131	SQ Ft
o Open area covered	2,485	SQ Ft
o		



- Heated power washer on a remote start/stop
- Wall mounted reels with guns for main wash station
- Commercial RO system to feed wash station and various other facilities (4000 gallon storage tank)
- 10-ton crane with (2) 5-ton heads
- Air lines in entire shop all meeting at air compressor area
- Paint Booth



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Mechanic Shop

- Mechanic area
- R.R.
- Storage first floor
- Storage second floor
- manual crane 2 tons

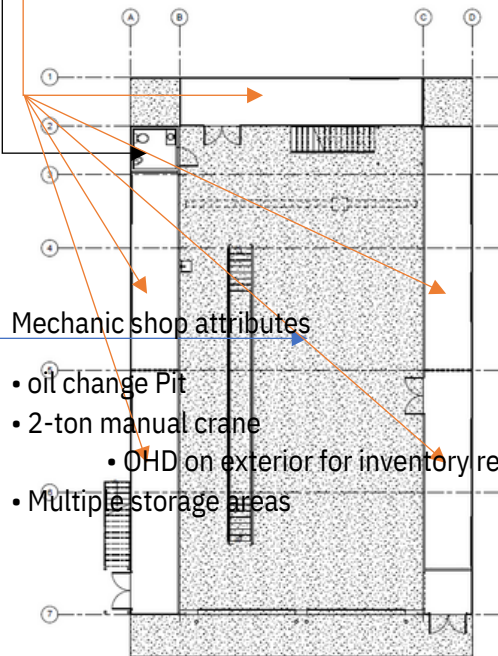
6,161 SQ ft

3,175 sq ft

42 sq ft

1,418 sq ft

1.526 sq ft



Mechanic shop attributes

- oil change Pit
- 2-ton manual crane
- OHD on exterior for inventory restock
- Multiple storage areas

