

**FOR SALE or LEASE**

**1150 Schwab Road  
New Braunfels, Texas 78132**



*presented by:*



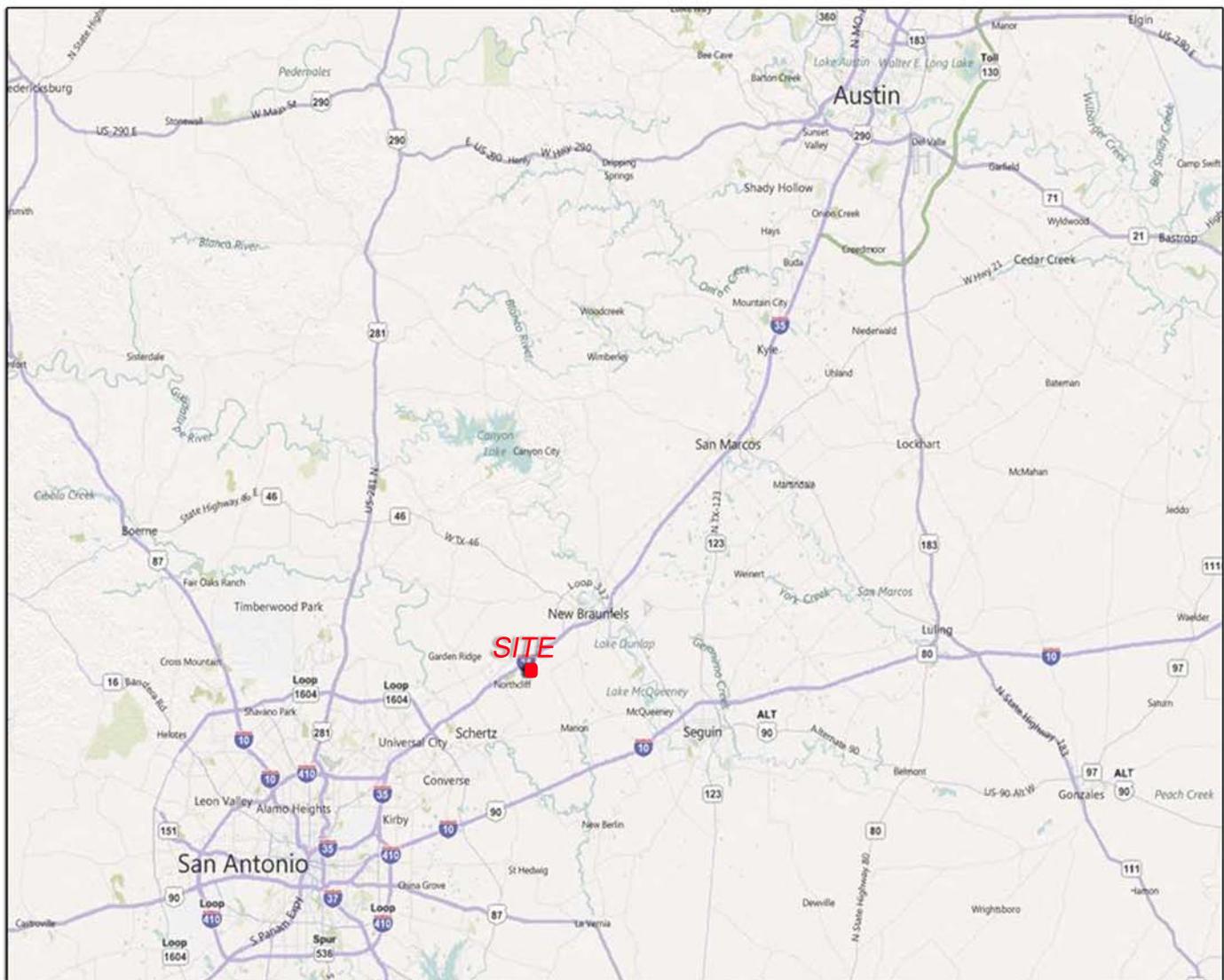
*All inquiries should be directed only to the individuals listed below:*

*Michael Weiss, President  
Ph: (210) 342-4242  
[mike@4mrealty.com](mailto:mike@4mrealty.com)*

*Nick Prater  
Ph: (210) 342-4242  
[nick@4mrealty.com](mailto:nick@4mrealty.com)*

## Facility Description

The former Lack's Distribution facility, completed in 2008, is strategically positioned between San Antonio and Austin on the IH-35 Corridor. Lacks stores chose a site along IH-35 for their main distribution center to serve their Texas stores. The new 386,000 s.f. facility is constructed of painted tilt-wall panels with a 40' clear height to allow for high bay racking of merchandise. The site is large enough to double the size of the facility for future expansion. The super flat floor and guide rail system allows product retrieval using narrow aisle, high lift fork trucks. Aisle lights are on motion sensors to conserve energy. Special color-connected lighting is used in product inspection and touch-up areas. A fleet maintenance facility is located in the back of the property. A secured canopy allows local store customers to pick up merchandise at the site. Space within the building allows for a 4,600 sq. ft. photo studio for commercial filming, employee exercise room, assembly areas and appliance/electronic repairs. The facility's Electricity is provided by New Braunfels Utilites, Gas provider is Center Point Energy and the Water Service is provided by the City of Schertz



## KEY PROJECT HIGHLIGHTS:

- **BUILDING AREA: 385,986 sq. ft total**
  - First Floor - 307,130 sq. ft.*
    - 224,000 sq. ft. is 40' clear height - Column Spacing - 45' x 50'*
    - 83,130 sq. ft. is 20' clear height - Column Spacing - 36' x 30'*
  - Second Floor - 78,856 sq. ft.*
    - 35,274 sq. ft. of Office*
    - 31,377 sq. ft. of climate controlled area shop / make-ready area*
    - 12,205 sq. ft. of non-climate controlled open area*
- *8,640 sq. ft. 3 bay Truck Shop with drive thru Wash Bay*
- *Truck Fuel Island: 3,600 sq. ft. with 12,000 Gallon Double Wall Fireguard above-ground fuel tank*
- *Total Land Area: 22.276 ACRES*
- *Foundation: 8" Continuous Slab on grade for the 224,000 sq. ft. section*  
*6" Continuous Slab on grade for the 83,130 sq. ft. section*
- *Exterior Walls: Concrete Tilt-Wall Panels*
- *TPO 65 MIL Roof with pitched corrugated galvanized steel decking - Carlisle 20 year Roof Warranty with start date of 4/15/2008*
- *Floor Coverings: Warehouse floor areas are "Super-Flat" unpainted smooth concrete finish, assembly and manufacturing areas have a textured and painted concrete finish*
- *Overhead Doors*
  - 56 Dock High loading entrances (10' wide x 14' tall Doors)*
  - Dock Curtains at every door*
  - 10 Dock Levelers*
  - 3 Grade Level doors*
- *Warehouse lighting:*
  - Aisle lighting - 400W High Pressure Sodium fixtures*
  - Warehouse corridor - 400W Metal Halide fixtures*
  - Mezzanine lighting - Ultralume Fluorescent lighting*
- *Fire Sprinkler:*
  - The entire building is equipped with a control mode system*
  - The system is designed and installed per FM Global and NFPA 13, 14, and 20.*
  - The system for the office areas is designed per Light hazard.*
  - The system for the open work area on the upper mezzanine is designed for Ordinary GR II.*
  - The system for the loading dock area below the mezzanine is designed at .34/2000 sq ft.*
  - The system for the warehouse is a Control Mode system designed at .45/2000sqft utilizing Tyco EC-25 upright sprinklers at the roof*

---

## KEY PROJECT HIGHLIGHTS...continued:

- *Four (4) redundant wireless routers through-out the facility.*
- *The Facility has redundant A/C and is controlled electronically by Automated Logic*
- *Property is entirely fenced; the truck court contains a Security Guard House*
- *Electrical Power - 2500 Amps - 780/277 Volts 3 Phase*
- *37 Toshiba High Speed PTX Cameras with 1280x960 pixel resolution provides surveillance throughout the facility.*
- *Electronic Card Reader system in place for access through all doors in the Facility Automated computer system logs in & out times for all doors and personnel*
- *190 Total Parking Spaces = 176 Employee spaces plus 14 Visitor spaces*
- *IT Room contains all phone & data servers, fuel station server, security camera server, card reader server, and HVAC control server.  
IT Room has a redundant stand alone HVAC system and a UPS back up power supply system*
- *The Facility has a 350 KW Generac Diesel Generator for back-up power*
- *4,000 lb Freight Elevator in Warehouse for Mezzanine loading*
- *4,600 S.F. Video / Photo Studio with special lighting equipped for filming commercials or still photos*
- *24 roof-top mounted electric power vents in warehouse for air circulation*
- *32 striped trailer parking spaces in the truck court*
- *24 striped parking spaces in the truck court*

# 1150 Schwab Road



# 1150 Schwab Road











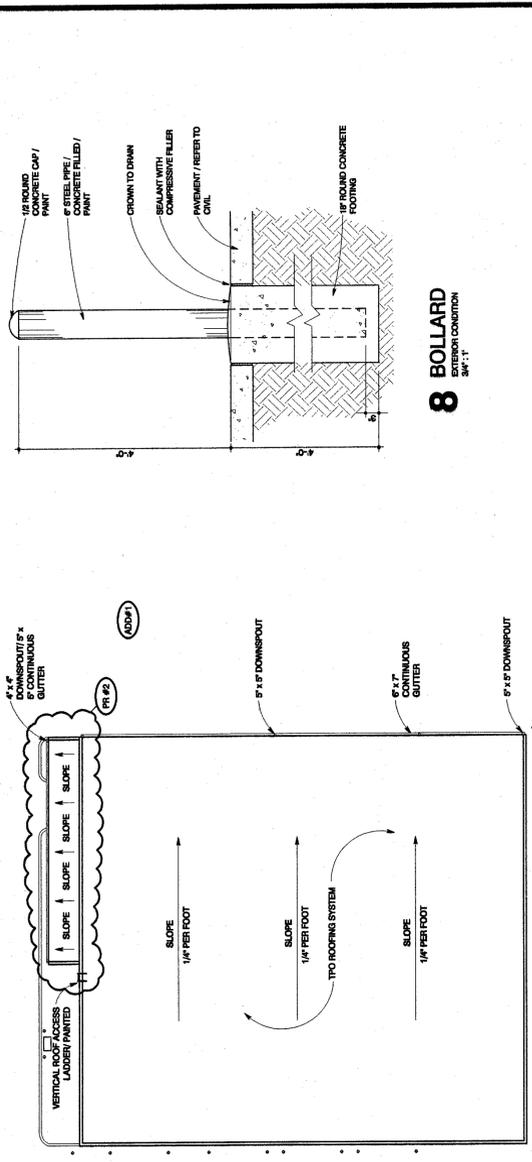


The record copy of this drawing is on file at the office of Fisher Vought & Koon, Inc., 745 E. Mulberry, Suite 601, San Antonio, Texas. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional, registration number and date on the seal affixed below.

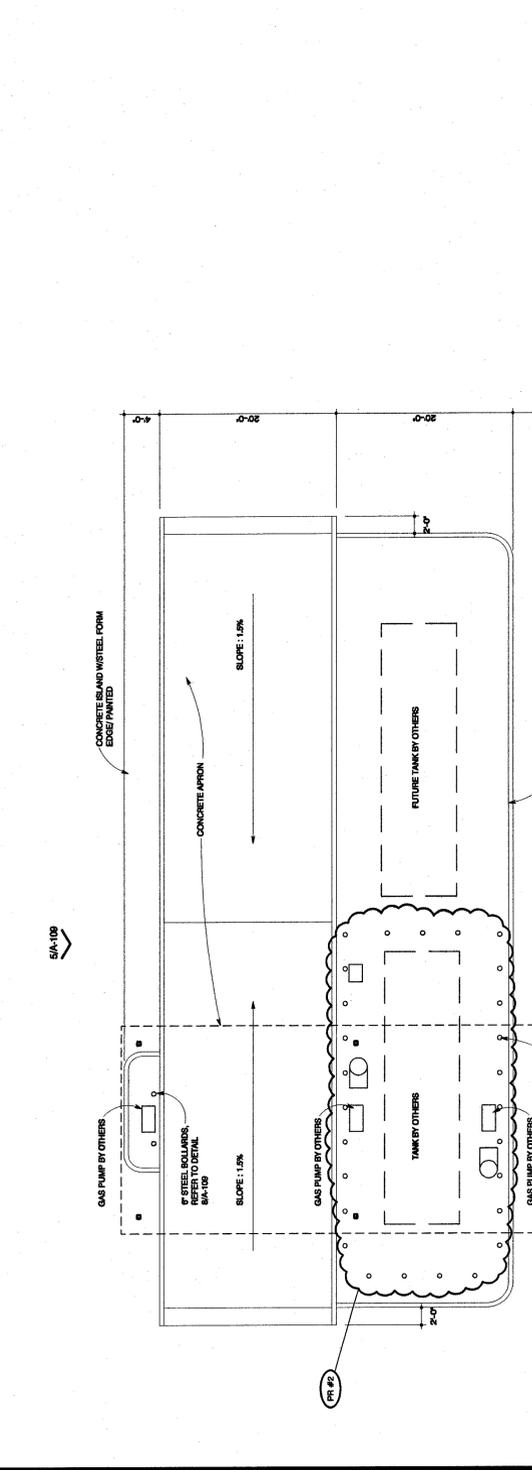


DATE: 02/20/07  
PROJECT NO.: 06003

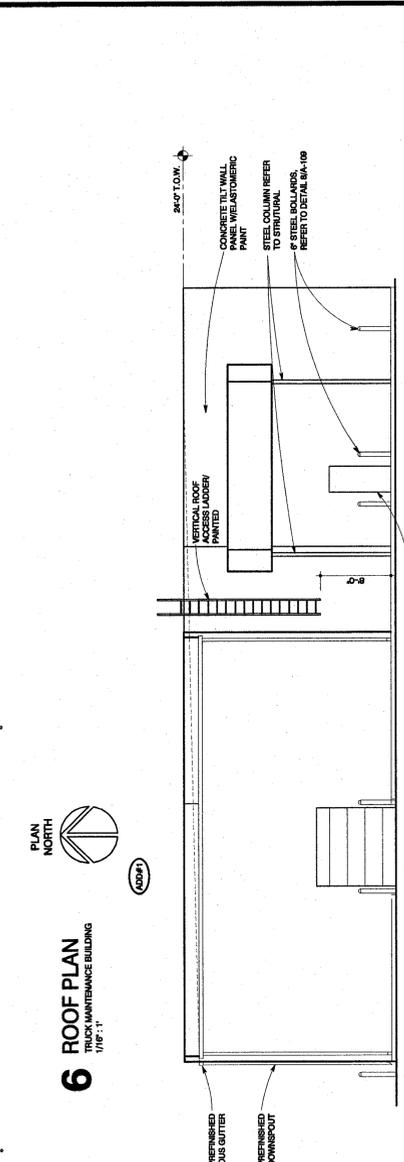
The user of this drawing agrees to assume all responsibility for any use of this drawing for any purpose other than that intended by the architect. The user shall indemnify and hold the architect harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from or due to any such use of this drawing. No person shall make any drawing for or on behalf of the architect without the architect's express written permission.



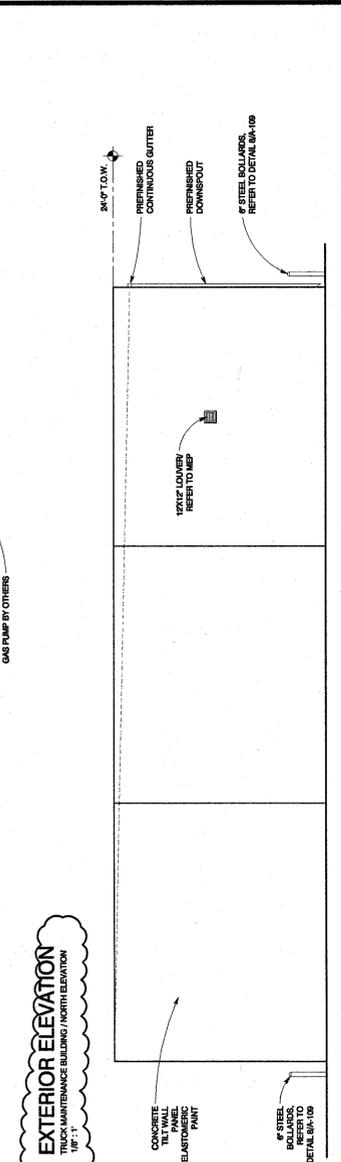
**6 ROOF PLAN**  
TRUCK MAINTENANCE BUILDING  
1/8\"/>



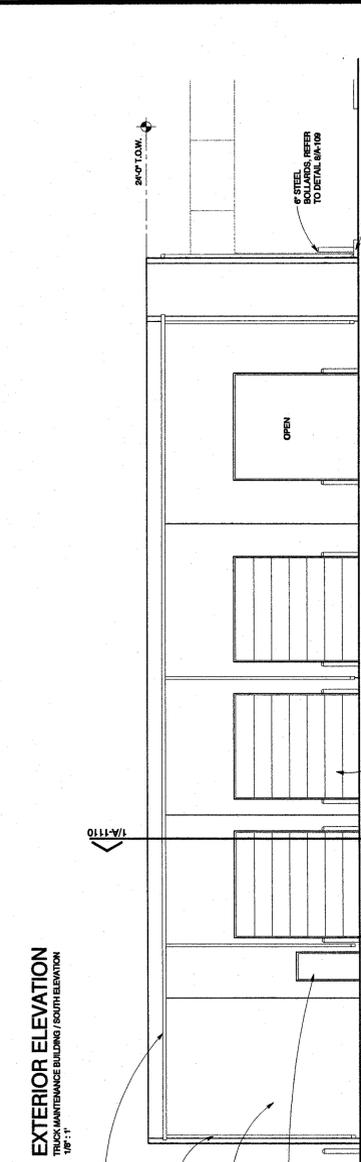
**1 FLOOR PLAN**  
TRUCK MAINTENANCE BUILDING  
1/8\"/>



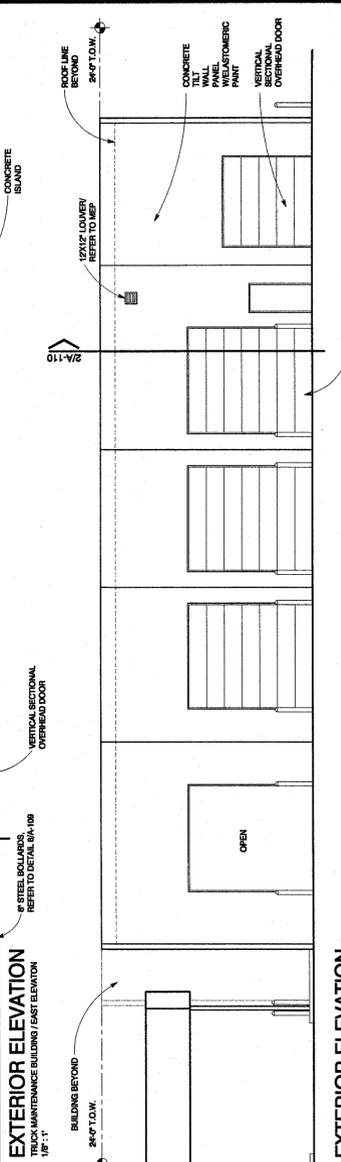
**5 EXTERIOR ELEVATION**  
TRUCK MAINTENANCE BUILDING / NORTH ELEVATION  
1/8\"/>



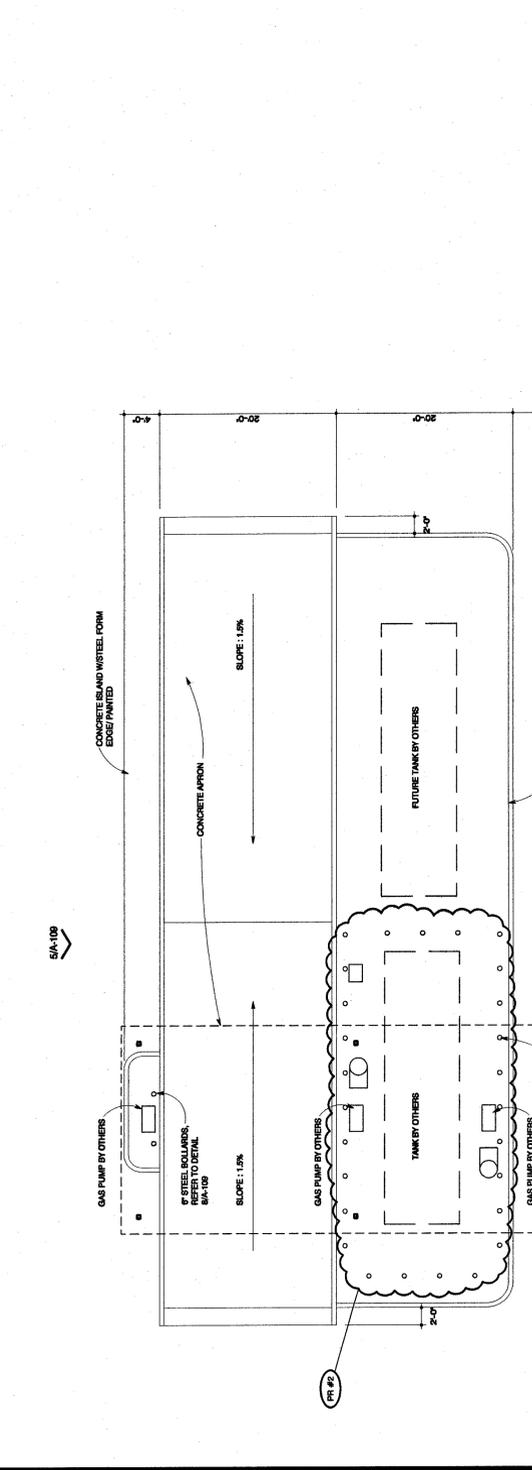
**4 EXTERIOR ELEVATION**  
TRUCK MAINTENANCE BUILDING / WEST ELEVATION  
1/8\"/>



**3 EXTERIOR ELEVATION**  
TRUCK MAINTENANCE BUILDING / EAST ELEVATION  
1/8\"/>



**2 EXTERIOR ELEVATION**  
TRUCK MAINTENANCE BUILDING / SOUTH ELEVATION  
1/8\"/>



**8 BOLLARD**  
EXTERIOR CONSTRUCTION  
3/8\"/>

**LACKS**  
HOME FURNISHINGS  
DISTRIBUTION CENTER  
SCHERTZ, TEXAS

DESIGNED BY  
FISHER VAUGHT & KOON, INC.  
REGISTERED ARCHITECTS

CONSTRUCTION  
BY  
RICKSON CONSTRUCTION  
REGISTERED CONTRACTORS

ARCHITECT  
INTERIOR DESIGNERS  
LANDSCAPE ARCHITECTS  
**RVK**

**A-109**  
TRUCK MAINTENANCE BUILDING

CONSTRUCTION: FLOOR PLAN, SECTION, ELEVATION, EXTERIOR. THE USER OF THIS DRAWING AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE ARCHITECT. THE USER SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING FROM OR DUE TO ANY SUCH USE OF THIS DRAWING. NO PERSON SHALL MAKE ANY DRAWING FOR OR ON BEHALF OF THE ARCHITECT WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*1150 Schwab Road*

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Tenant

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.