

JTLYNCH

COMPANY, LLC

COMMERCIAL REAL ESTATE

ONE-OF-A-KIND CONDOMINIUM GARAGE WAREHOUSE



4115 KREINHOP RD • UNITS 110, 121 & 122 • SPRING, TEXAS 77388

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8900 Eastloch Drive, Bldg 110 Suite B, Spring, Texas 77379

LUXURY

warehouse
storage

This premium garage warehouse space is located in the first phase of Luxury Warehouse Storage, 4115 Kreinhop, Spring, Texas 77388, Units 110, 121 & 122.

Originally, the space was 3 individual units. Now the space consist of **5,250 SQ FT**, including the mezzanine.

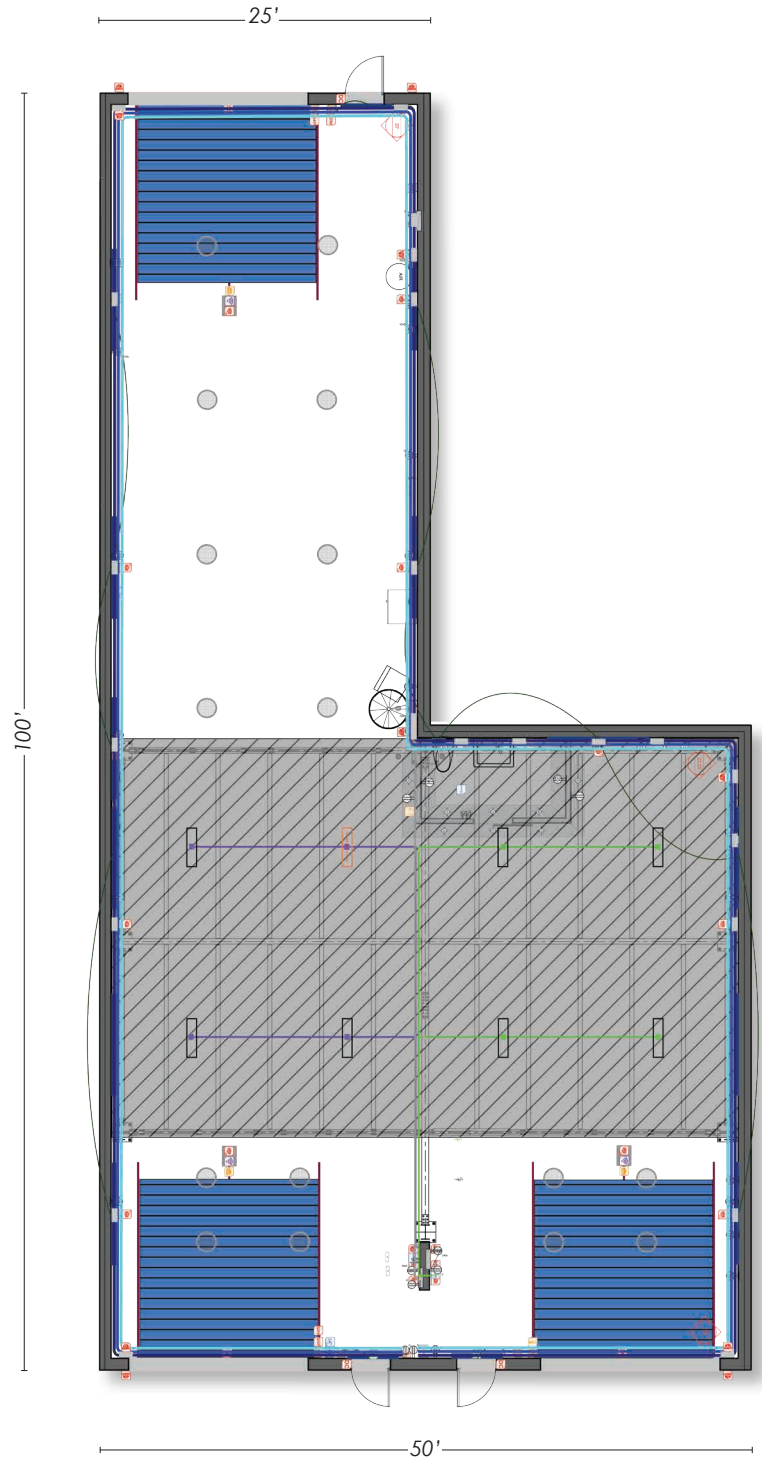
Dividing walls were removed, water and electrical were rerouted to create the large floor plan.

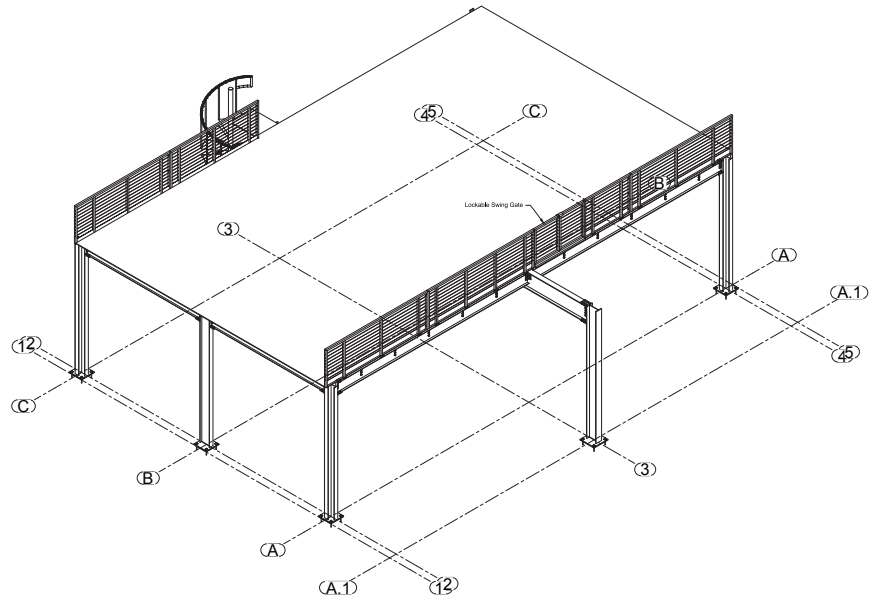
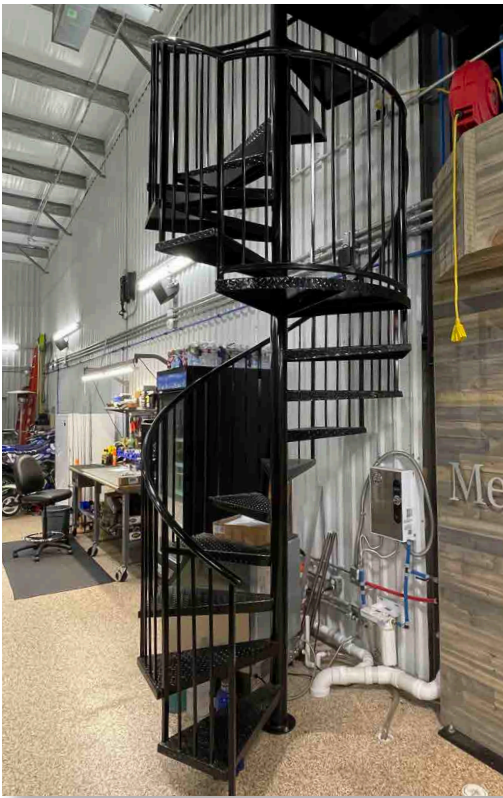
The floors have a high-quality epoxy coating.

Instant water heater was added with water filter for washer/ dryer hookups, restroom, ice maker and for future stub for anything on 2nd floor mezzanine.

Two of the three AC units have been relocated to take better advantage of the space. (All three roof top compressor units have been replaced and upgraded from 3ton, 13 seer to 3.5ton, 14 seer to handle the high demands of such a large space, quickly).

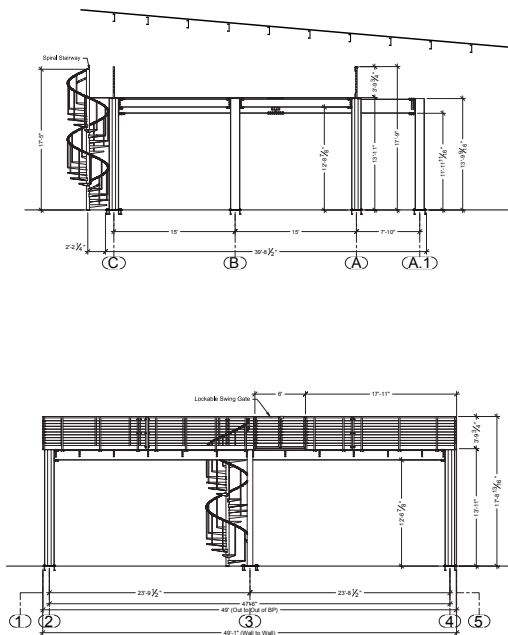
SALE PRICE: \$849,999.00





MEZZANINE

- 1,500 SQ FT, Powder-coated black steel mezzanine
- Center column extends all the way back to the wall allowing an open area underneath the mezzanine
- Engine hoist added to main beam
- There is no cross bracing, allowing the walls between columns to remain useful and accessible
- Spiral staircase to save floor space
- 55 PSF (uniform load)
- Gate at the top to lift items up and down from structure
- Clearance of 12'6"
- The ability to add on in the future, mezzanine was designed to be able to add another 750 SQ FT, if needed



AUDIO & VIDEO

- Crestron Audio distribution system at 140 watts per channel, system currently has 12 speakers located on wall around the space, all can play at the same time or in pairs and can play different sources in different areas at the same time (example: have a game on the TV with its audio in that zone, while listening to music in another area)
- More zones can be added at any time, audio zones can be expanded to 64 zones
- DIRECTV satellite dish on roof of building
- Audio sources: 2-stream Internet music streamer, DIRECTV satellite box, Apple TV and more sources can be added at any time, system can handle 24 sources
- One 65" Sony Smart 4K TV on a pull-out bracket mounted to the wall for easy viewing, additionally has a Crestron remote control, it's also using a Sony AV receiver that routes video and could easily have speakers added for complete surround sound
- Components are in a proper AV Rack on wheels, It has a fan top to circulate air to help cool components, also contains surge protection and back up battery to protect equipment from harsh power occurrences
- Wiring is installed in conduit through out the space, It also contains empty conduit run for any future wiring that might need to be pulled



Crestron controls used throughout the space. Crestron makes automation solutions that transform the way people live, the products they produce are top-of-the-line and at the forefront of automation technologies and solutions



LIGHTING & ELECTRICAL

- LED wall lighting, 5K and Crestron controllable switches
- Added lighting is as follows: Eight BigAss Lights (14,000 lumen each, 5K), under the mezzanine controlled through two Crestron controllable dimmers, one of these lights also has an emergency backup battery so if power is lost it stays on so you can get to an exit door. 16 LumaStream high bay Lights (10,250 lumen each, 5K) were added with power supplies on three Crestron controllable dimmers
- There are other Crestron controllable dimmers in the restroom & some wall signs. All the lights can be controlled through any of the Crestron controls on-site or off-site, currently all lights turn on when you open the main entry door allowing entry into a lit building and turn off after a delay once alarm is armed, music does exactly same thing as lights
- Electrical is accessible throughout the space. This includes a mix of dedicated & non dedicated 20amp, 30amp and 50amp wall receptacles in various areas to support motor homes, RV's, trailers, shop tools, etc.

NETWORKING

- Wireless network with three in ceiling wireless access points, router, wireless controller, and POE network switches for waps, cameras, and other POE powered devices
- Crestron HVAC controlled thermostats, can control local or off-site
- Crestron control system for all building systems including two touch panels, one handheld remote control and smart device app control

BATHROOM



Automotive-themed bathroom, toilet, large stainless-steel sink, LED light mirror, wall-mounted commercial soaps and paper towels with a sliding barn door, skinned in reclaimed wood and designed for additional storage above its soffits, accent lighting inside and out on the reclaimed wood and automotive logos and signs (Ferrari, Mercedes Benz, KTM), lighting is on Crestron controlled dimmers

SECURITY

- Private Security IC Realtime 2mp Cameras (four outside, eight Inside & four location to be determined with IC Realtime NVR Recorder with 12tb of storage)
- Cameras are available to view on local Crestron touch panels & IC Realtime Recorder app
- Security system including the following: three overhead door contacts, three service-door contacts, four motion detectors, two interior sirens, two keypads, cellular dialer to monitoring station, battery backup, off location control through Crestron smart device app, security system will send a text when armed or disarmed status changes
- Low voltage fire and CO detection, 18 smoke detectors located at all key areas for the quickest event detection, nine CO detectors located evenly through space that can be armed/disarmed separately if needed, these use the security system to function and use its control, power, and notification system
- The three overhead garage doors have local button control on the wall, plus control and status through Crestron system, all overhead garage doors currently send a text when open or closed





UNITS ARE LOCATED IN

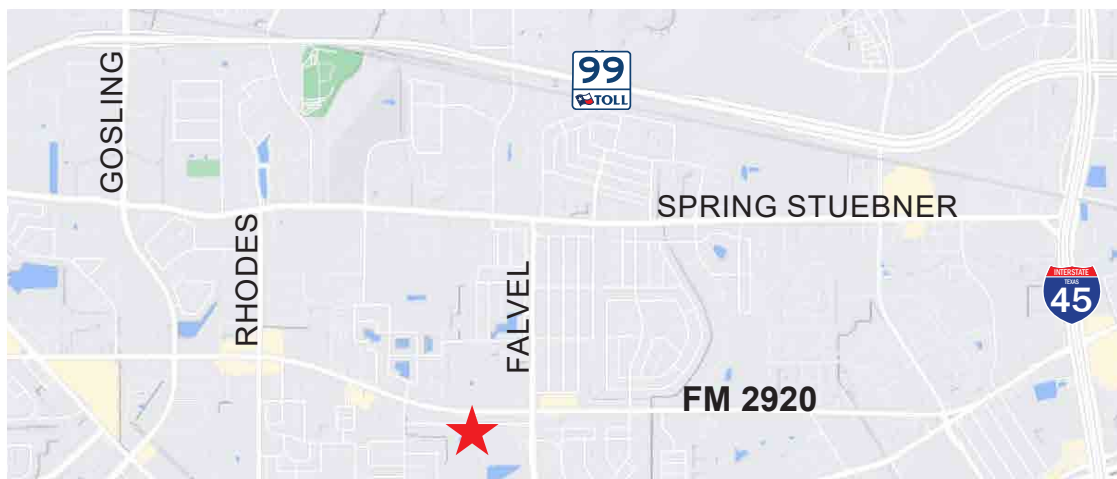
LUXURY

warehouse
storage

- Condominium warehouse space
- Video surveillance throughout the facility
- Complex is fenced with barb-wire fencing on the sides & back of the property, pointed wrought iron at the front of the property
- Motorized security gate with key fob entry, 24/7 access
- Management company looks after the facilities, \$100 per month condo association fee for each unit, fee covers: exterior lighting, trash service, water, landscaping, gate maintenance, insurance on the exterior of the building, cleaning & maintenance of the clubhouse
- On-site RV dump station



- Clubhouse with conference table, TV, bathroom, refrigerator and sink available to all owners



- The facilities are located approx. 3.00 miles west of I-45 on Kreinhop Rd, which is located just south of FM 2920 in Spring, TX.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date