



**COLDWELL
BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

PRESENTED BY:

BRANDON DAVIS
BRAD DAVIS, CCIM

7101 IMPERIAL DR.

ADDRESS

7101 Imperial Dr., Waco, TX 76712

AVAILABLE SPACE

97,175 SF

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PROPERTY OVERVIEW

Industrial warehouse and office space located in the heart of Waco's Industrial Park. At the corner of Imperial Dr. and Jewel, this property offers convenient access to I-35, HWY 6 and HWY 84, the major transportation corridors through Waco and Central Texas.

PROPERTY HIGHLIGHTS

- Located in the heart of Waco's Industrial Park
- 90,248 SF of Combined Warehouse Space - 26,435 SF Climate Controlled
- 18' - 26' Ceiling Height in Main Warehouse
- 11' - 15' Ceiling Height in Climate Controlled Warehouse
- 7 Dock Doors
- 2 Grade Level Doors
- Electrical: 240V / 3 Phase / 1200 amp
- 6,925 SF of Office Space

PROPERTY SUMMARY

PROPERTY TYPE

Warehouse/Distribution/Manufacturing Space

ZONING

M2: Industrial

LOCATION

7101 Imperial Dr., Waco, TX 76712

LEASE PRICE & TYPE

\$4.50/SF NNN

TOTAL LOT SIZE

4.004 Acres



PHOTO GALLERY



BRAD DAVIS
braddavis@jswaco.com

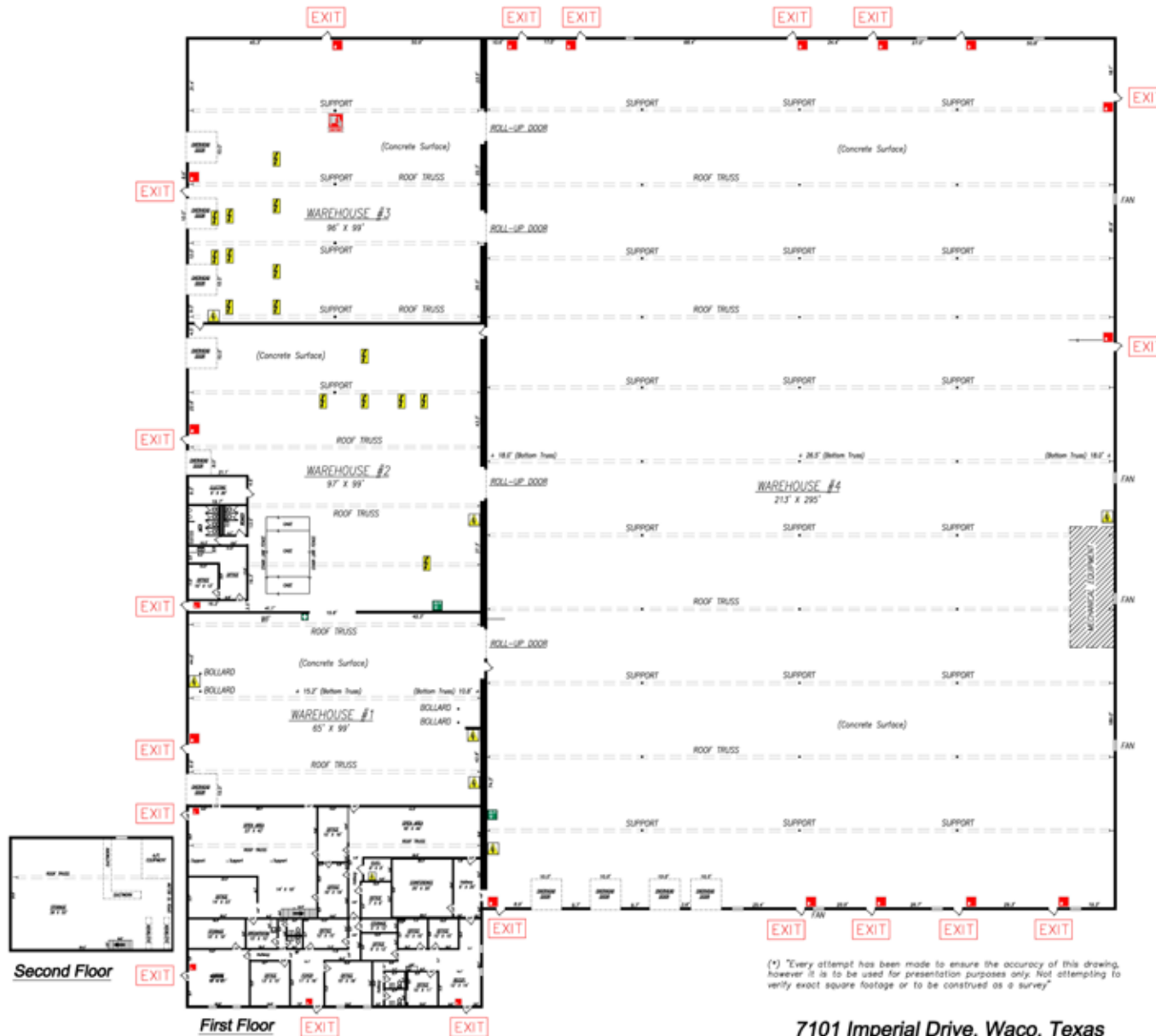
BRANDON DAVIS
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PHOTO GALLERY



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OFFICE SPACE SF. TOTALS:

(*) Office Space First Floor: 6,927 Sq. Ft.
 (*) Office Space Second Floor: 2,182 Sq. Ft.
 (*) Office Space Combined: 9,109 Sq. Ft.

WAREHOUSE SPACE SF. TOTALS:

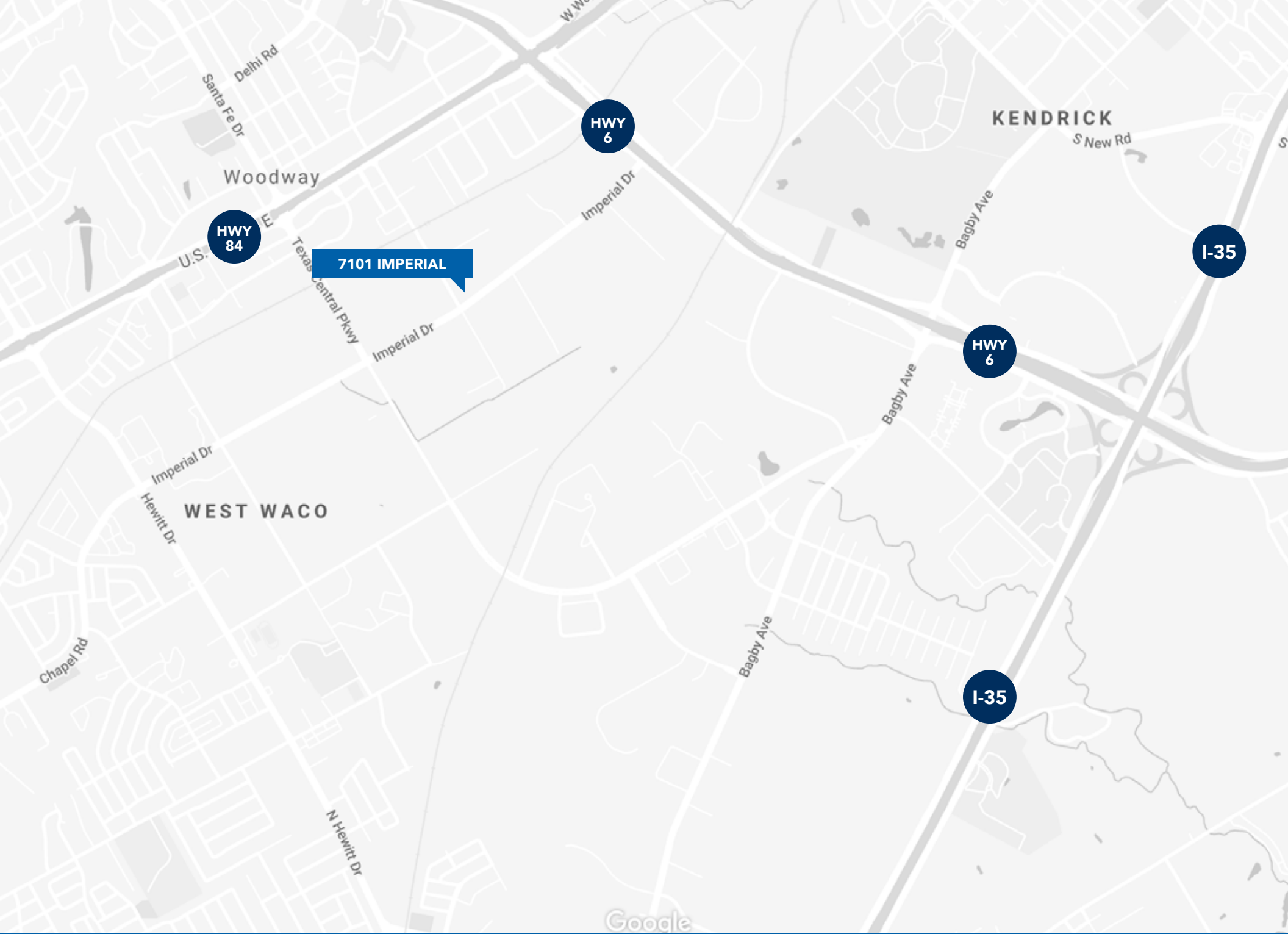
(*) Warehouse 1: 6,666 Sq. Ft.
 (*) Warehouse 2: 9,927 Sq. Ft.
 (*) Warehouse 3: 9,842 Sq. Ft.
 (*) Warehouse 4: 63,813 Sq. Ft.
 (*) Warehouse Combined: 90,248 Sq. Ft.

COMBINED SPACES SF. TOTALS:

(*) Office Space: 9,109 Sq. Ft.
 (*) Warehouse: 90,248 Sq. Ft.
 (*) Overall: 99,357 Sq. Ft.

LEGEND

	= WINDOW
	= TILE
	= WOOD
	= CARPET
	= FIRE ALARM PULL
	= ELECTRICAL PANEL
	= EYE WASH STATION
	= FIRE HOSE REEL
	= CEILING POWER
WH	= WATER FOUNTAIN
S	= SINK



7101 IMPERIAL

HWY 84

HWY 6

HWY 6

I-35

I-35





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Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

COLDWELL BANKER COMM JIM STEWART, REALTORS	0590914	COMMERCIAL@JSRWACO.COM	(254) 313-0000
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRAD DAVIS, CCIM	0234986	BRADDAVIS@JSRWACO.COM	(254) 313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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