

FOR SALE OR LEASE
11811 WARFIELD
SAN ANTONIO, TEXAS



LOCATION: 11811 WARFIELD

BUILDING SIZE: 14,478 SF

LAND SIZE: .949 ACRES

PRICE: \$1,600,000

LEASE: MIN 7,200 SF

COMMENTS: BUILDING WAS ORIGINALLY A DUPLEX WITH A DEMISING WALL IN THE MIDDLE AND HAS TWO SEPARATE ADDRESSES. SIDE "A" HAS CLASS "A" OFFICE FINISH OUT COMPLETE WITH TILE AND WOOD FLOORS, GRANITE COUNTER TOPS AND UNIQUE LIGHTING IN EACH ROOM. OVER HALF THE WAREHOUSE SPACE IS AIR CONDITIONED, WITH 3 DOCKHIGH DOORS IN BACK, ONE IN FRONT AND A SEMI EXTERIOR ON EAST SIDE. THREE PHASE POWER WITH MULTIPLE 220 AMP PLUGS IN WAREHOUSE AREA. FENCED STORAGE YARD IN BACK OF PROPERTY. MINUTES FROM HWY 281, AIRPORT, LOOP 1604 AND LOOP 410.

Chuck Christian 210-316-0588

& David Romo 210-710-5893

Bruce Baumann Real Estate Inc.

www.buyingsellingsanantonio.com

O 210-495-9622

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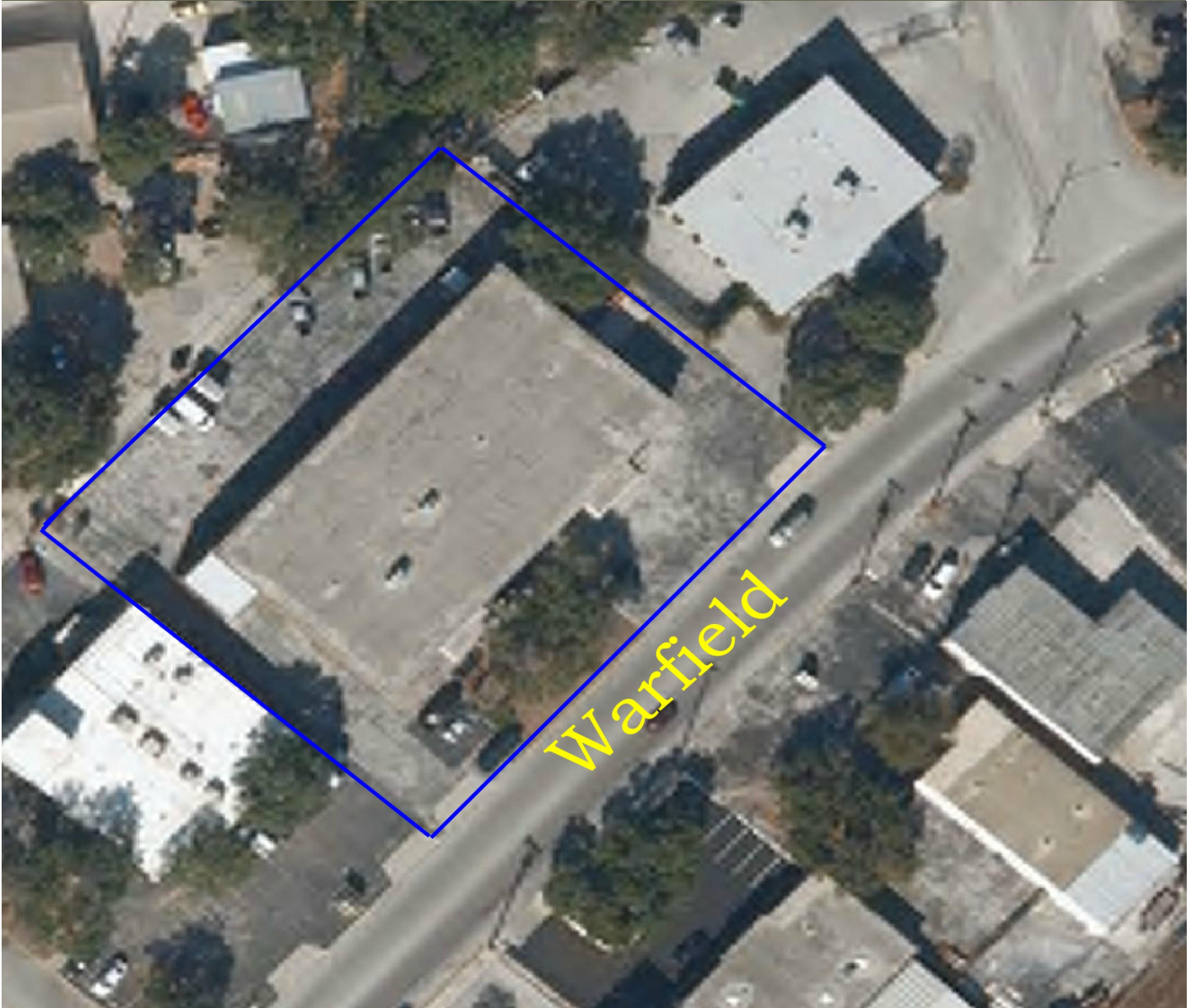
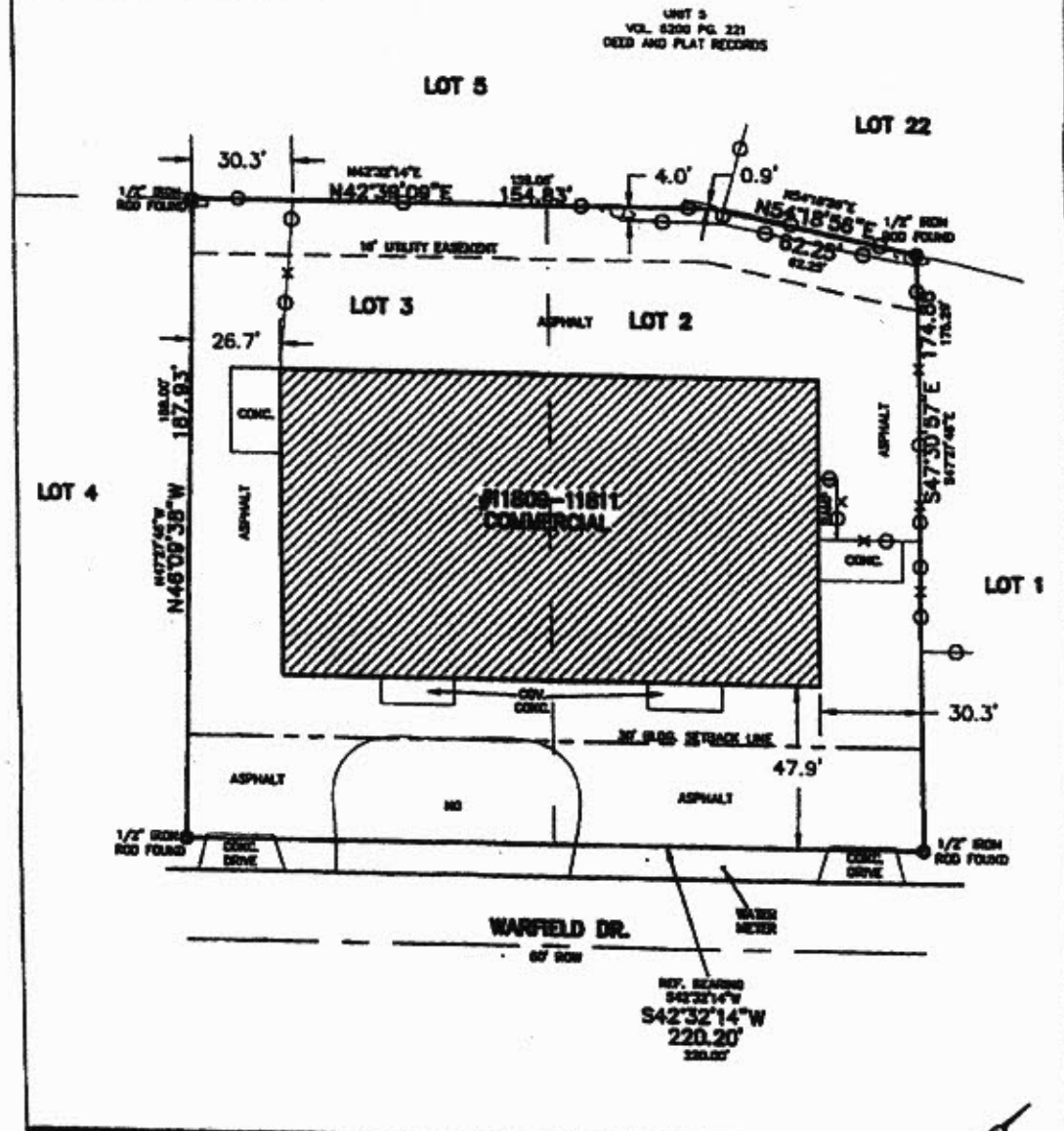


Exhibit A

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS

VOL. 5500 PAGE 121 DEED	RECORDS	VOL. _____ PAGE _____	RECORDS
VOL. _____ PAGE _____	RECORDS	VOL. _____ PAGE _____	RECORDS

SMOOTH WIRE FENCE TRANSFORMER / WOOD FENCE POWER POLE
 CHAIN LINK FENCE NATURAL GROUND X BARBED WIRE IRON / WROUGHT IRON

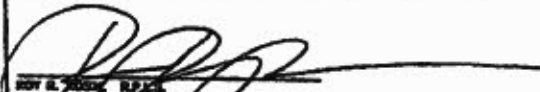


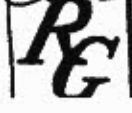
LOTS 2 AND 3
 BEACON CIRCLE INDUSTRIAL SUBDIVISION UNIT 2 BLOCK 40 ACRES 13406
 OF THE DEED AND PLAT RECORDS OF BEXAR VOLUME 5500 PAGE 299
 WITNESS MY HAND AND SEAL THIS 15 DAY OF JULY COUNTY, TEXAS 20 02
 ADDRESS 11809-11811 WARFIELD DR.
 ROSIN GROUP, INC. JOB NO. 1082-001-000 DRAWN BY MCL CHECKED BY _____ SURVEYED BY ER



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION. BEFORE BUILDING OR MAKING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS GIVEN MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. EASEMENTS AND ENCUMBRANCES TO WHICH WE HAVE BEEN ADVISED ARE SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS FOR THE SOLE USE OF THE CURRENT BUYER AND MAY NOT BE COPIED AND/OR REUSED BY OTHERS. ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.




 ROY R. ROSIN, R.P.S.


Rosin Group, Inc.
 Environmental / Planning / Engineering / Project Management
 Registered Professional Land Surveyor

11925 STARCREST
 SAN ANTONIO, TEXAS 78247-4117
 210/490-8001 • FAX: 210/490-7076

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

Information About Brokerage Services

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 that 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.

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons 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.



(TAR-2501) 1/1/96

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Phone: (316)480-8200 Fax: Chuck Christian

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TREC No. OP-K

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