



FIRST KEYSTONE PECOS INDUSTRIAL PARK

New Product Line: The “Bobcat” Series

In '21, we are introducing our simpler & slimmer offerings of buildings on one-acre fenced lots. This selection of buildings is directly aimed at service & supply companies looking to set up an outpost in the heart of the Delaware Basin or are at the entry-level in their own development. A product that did not previously exist in the Delaware Basin, a Bobcat Lot & Building is a low-cost/low-risk solution.

First Keystone Pecos Industrial Park, L.P.

P.O. Box 2, Wycombe, PA 18980

Office: (215) 598-3000

Cell: (267) 278-0557

jprice@first-keystone.com

www.1keystone.com

Moriah Real Estate Company

Trey Dennis

Cell: (432) 236-7500

trey@moriahgroup.net



“The Bobcat Product Line”



Our **Basic** 3,750 s.f. Office/Shop/Warehouse



Key Attributes

Yard

- 1 acre
- Fenced
- Top-of-the-line caliche
- Multiple entrances
- Additional parking outside yard

Building: 3,750 s.f.

- Office: 1,000 s.f.
- Shop: 2,750 s.f.
 - 18' eave
 - 2 x 14' overhead doors (electric openers)
 - Fan/louvres
 - Expandable
 - Multiple office floorplans

Other Amenities (Now)

- Fiber
- Electric
- Public water
- B2B business cluster
- Man camp next door
- RV Park ¼ mile

Available Upgrades

- Covered parking
- Paving
- Wash bay



Multiple Solutions

<u>Product:</u>	A	B	C	D
<u>Building:</u>	Shop/Warehouse	“Basic”	“XL”	Office
S.F.	3,750	3,750	4,750	2,500
Shop	3,750	2,750	3,750	--
Office	--	1,000	1,000	2,500
<u>Yard:</u>				
Size (ac.)	+/- 1.0	+/- 1.0	+/- 1.0	+/- 0.8
Fenced/Gated	✓	✓	✓	✓
Offsite Detention	✓	✓	✓	✓
<u>Lease*:</u>				
Year 1	\$6,500	\$7,400	\$8,100	\$6,600
Annual per S.F.	\$20.80	\$23.67	\$20.46	\$31.68

*Annual increases @ 2.5%
NNN

Choice

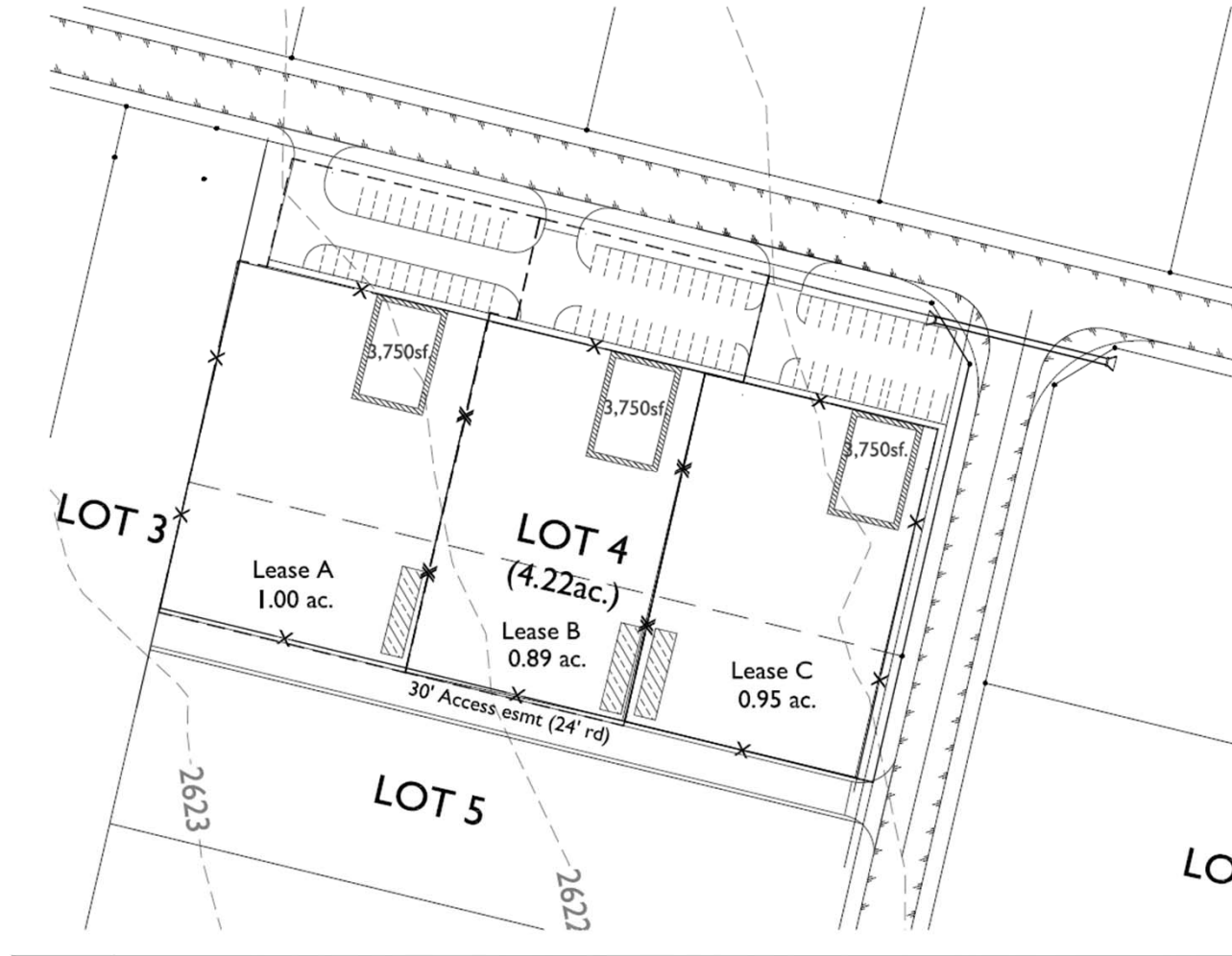


Specifications

	A	B	C	D
	<u>3,750sf Bldg</u> <u>3,750 Shop</u>	<u>3,750sf Bldg</u> <u>2,750 Shop/1,000 Office</u>	<u>4,750sf Bldg</u> <u>3,750 Shop/1,000 Office</u>	<u>2,500sf Bldg</u> <u>2,500sf Office</u>
Shop	3,750 sf	2,750 sf	3,750 sf	N/A
Eave height	18'	18'	18'(shop);14'(Office)	
Liner Panels	8'	8'	8'	
3" insulation	Yes	Yes	Yes	
Overhead Doors	2	2	2 (4 option)	
Electric Openers	Yes	Yes	Yes	
Bollards	Yes	Yes	Yes	
Aprons	Yes	Yes	Yes	
Shop Fan	Yes(Louvre Option)	Yes(Louvre Option)	Yes(Louvre Option)	
Mopsink	1	1	1	
Bathroom	1	0	0	
Office	N/A	1,000sf	1,000 sf	2,500 sf
Heat/AC	N/A	Yes	Yes	Yes
Bathroom	N/A	1	1	2
Kitchenette	N/A	Yes	Yes	Yes
Sink		Yes	Yes	Yes
Cabinets		Yes	Yes	Yes
Yard	+/-1.0 ac.	+/-1.0 ac.	+/-1.0 ac.	+/-1.0 ac.
Fenced/Gated	Yes	Yes	Yes	Yes
Utilities - All Bldgs				
Water - TOPC(Public)				
Sewer - On-site Septic				
Electricity - TNMP/TXU				
Telecom (Fiber) - Windstream				

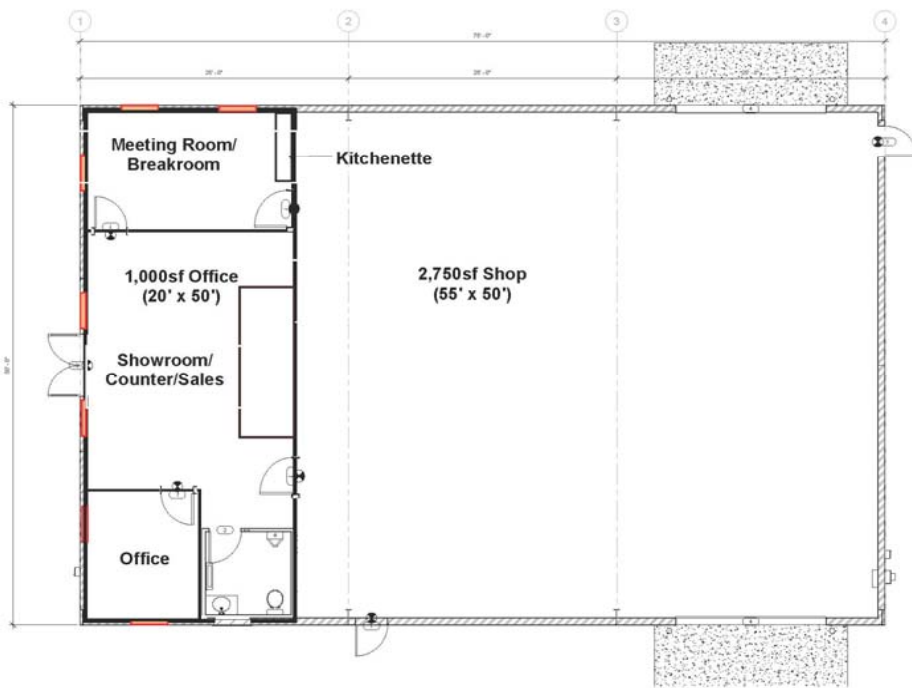


Site Plan (Tentative)

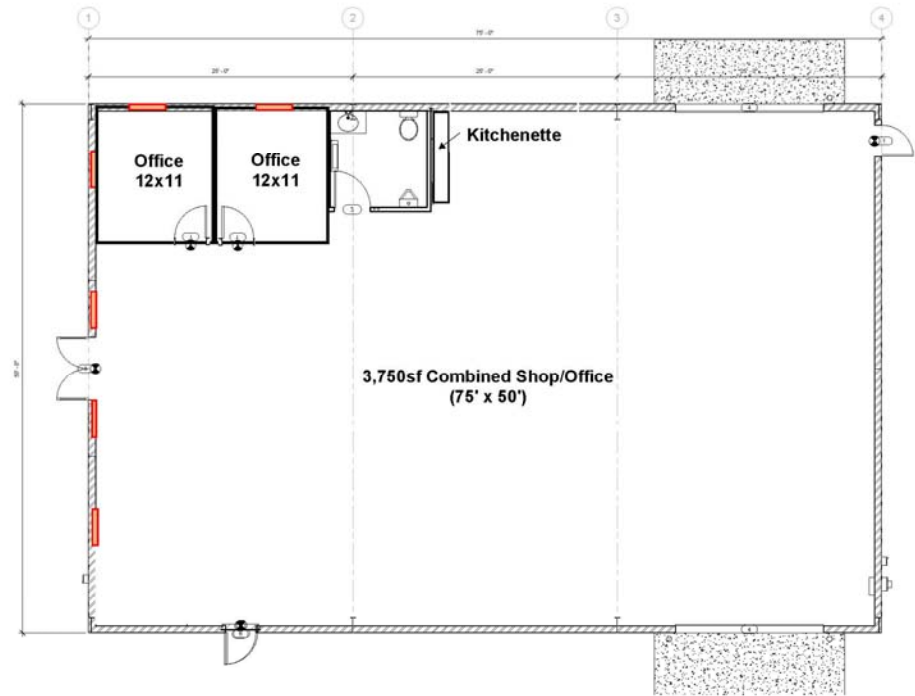




“Basic” & “Economy” 3,750 s.f. Floorplans



3,750sf Bldg
'Basic'



3,750sf Bldg
'Economy'

More Designs Available – Please Request
jprice@first-keystone.com