



BOUNDARY LINES ARE APPROXIMATE

BRAD DAVIS CCIM | **BRANDON DAVIS**

1000 SCHROEDER BLDG 2 STE 202, WACO, TX 76710

18,750+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



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PROPERTY OVERVIEW

Cromwell Commercial Group is proud to present this 18,750sf of Class A distribution/warehouse space in Waco, Texas for lease. Positioned with easy access to both I-35 and HWY 6/Loop 340 and complete with 5 dock-high doors, 2 grade level doors, 1,252sf of office space, 3 phase power and ESFR fire suppression system, this space is turnkey ready. The office space consists of 5 offices, two bathrooms and kitchen area.

- Easy I-35 and HWY 6/Loop 340 Access
- 5 Dock-High Doors
- 2 Grade Level Doors
- 24'-30' Clear Height
- 1,252sf of Office Space
- 3 Phase Power
- ESFR Fire Suppression System
- Motion-Censored LED WHSE Lighting

PROPERTY HIGHLIGHTS

LOCATION

1000 Schroeder BLDG 2 STE 202, Waco, TX 76710

PROPERTY TYPE

Warehouse | Distribution | Industrial

ZONING

M-2

MARKET

Waco

SUBMARKET

I-35 | HWY 6

AVAILABLE SPACE

18,750+/- SF

LEASE RATE

\$9.00/SF + NNN

NNN

\$2.39



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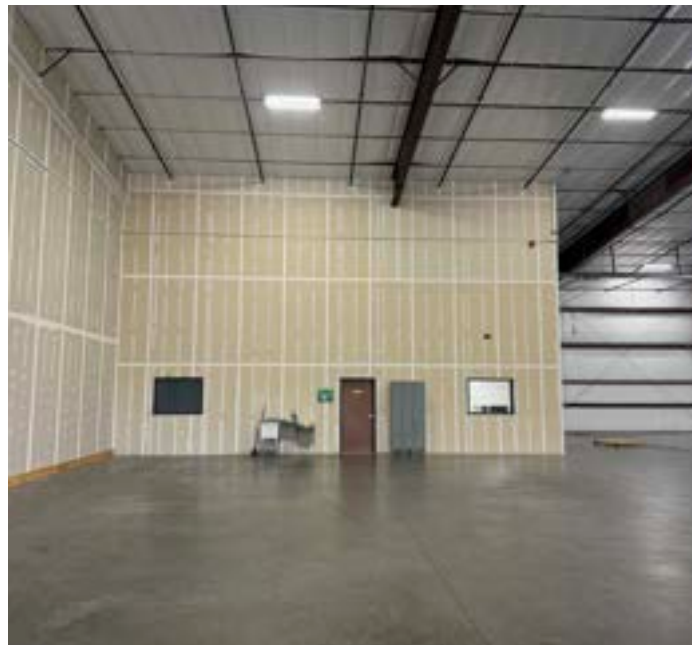
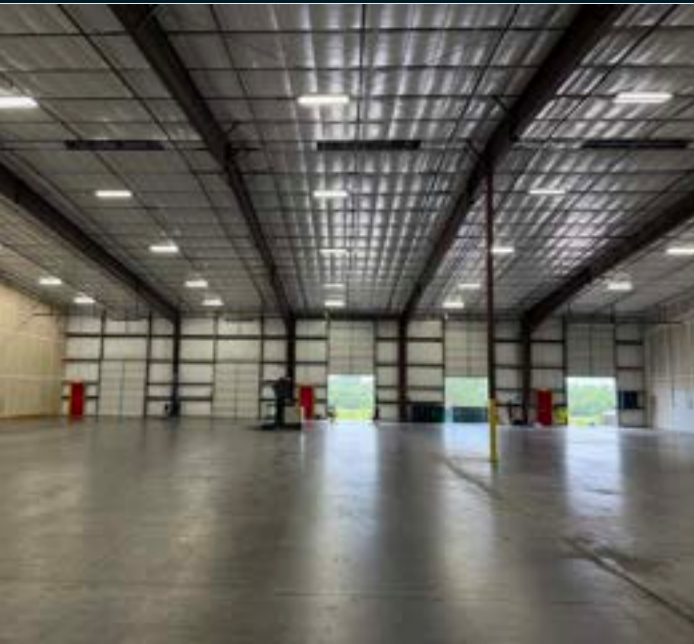
PHOTO GALLERY



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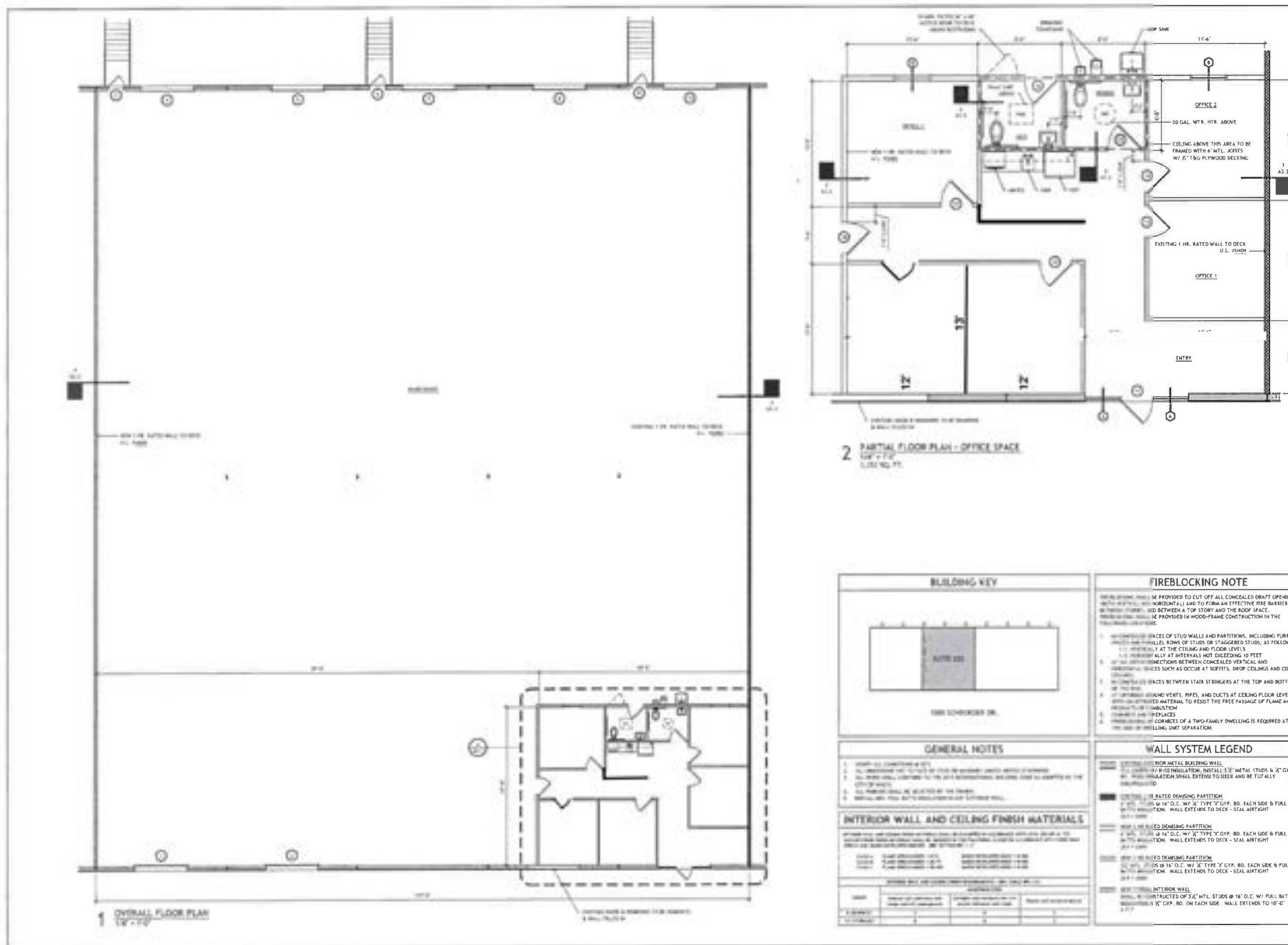
PHOTO GALLERY



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FLOOR PLAN





STERLING ARCHITECTS, LLC
2416 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.756.2311
F: 254.756.2677
SterlingThompson_architect@yahoo.com



11/22/17

LEASE SPACE FINISH OUT

1000 SCHROEDER DR., SUITE 202
WACO, TEXAS

PROJECT #: 2017-11-13
DRAWING: EAB
CHECKED: 5WT
DATE: 11/21/17
REVISIONS:
0 00/00/00

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FLOOR PLANS

A3.1





INDUSTRIAL DR

SCHROEDER DR

AVAILABLE
18,750+/- SF

ReddyIce

SWANSON

RGT

Barcoo

CellTech

WATTS

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 Click to view property



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AVAILABLE
18,750+/- SF



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INTERSTATE 35 | 90,447 VPD



HIGHWAY 6 | 64,168 VPD

AVAILABLE
18,750+/- SF



SCHROEDER DR

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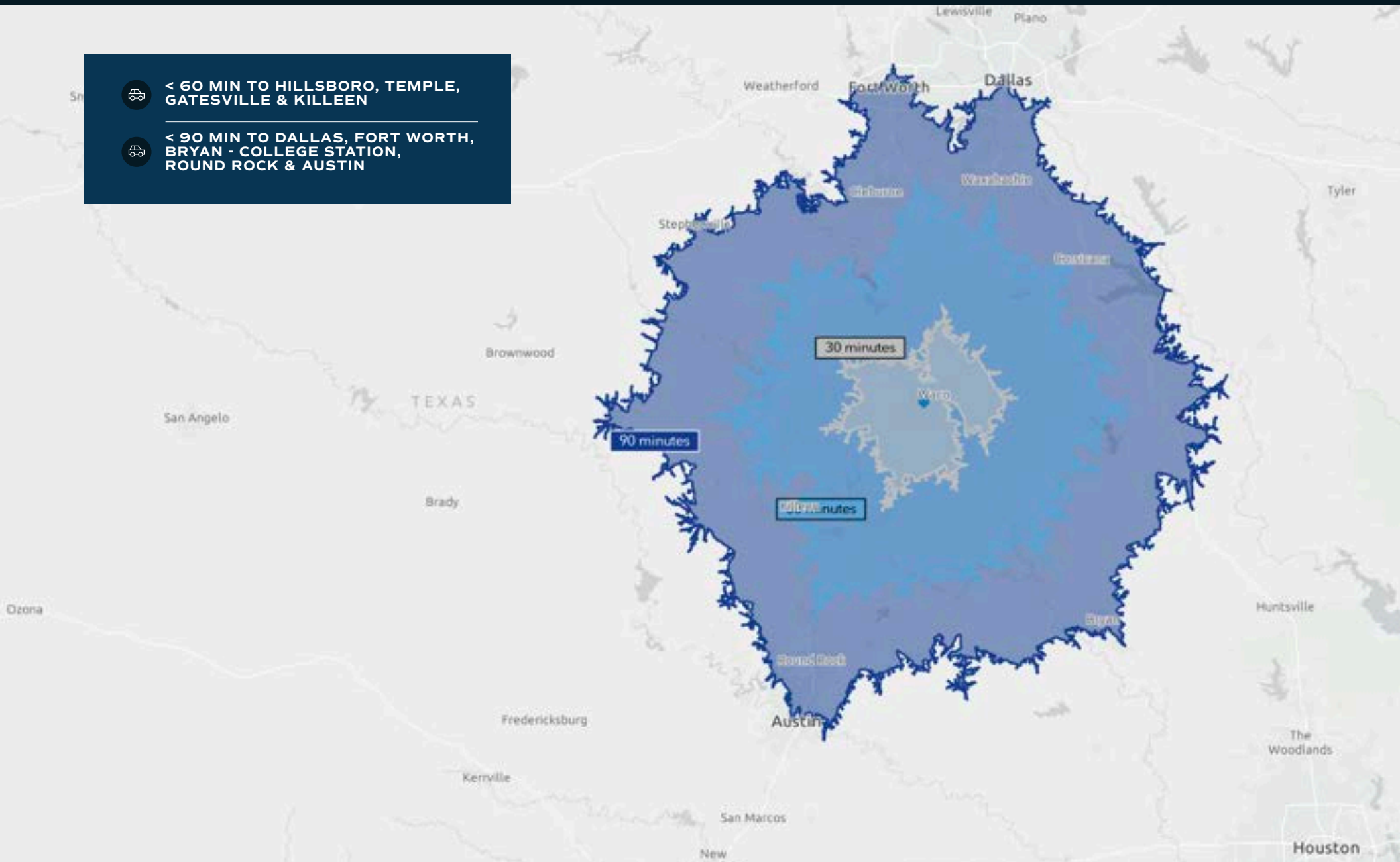
DRIVE TIMES

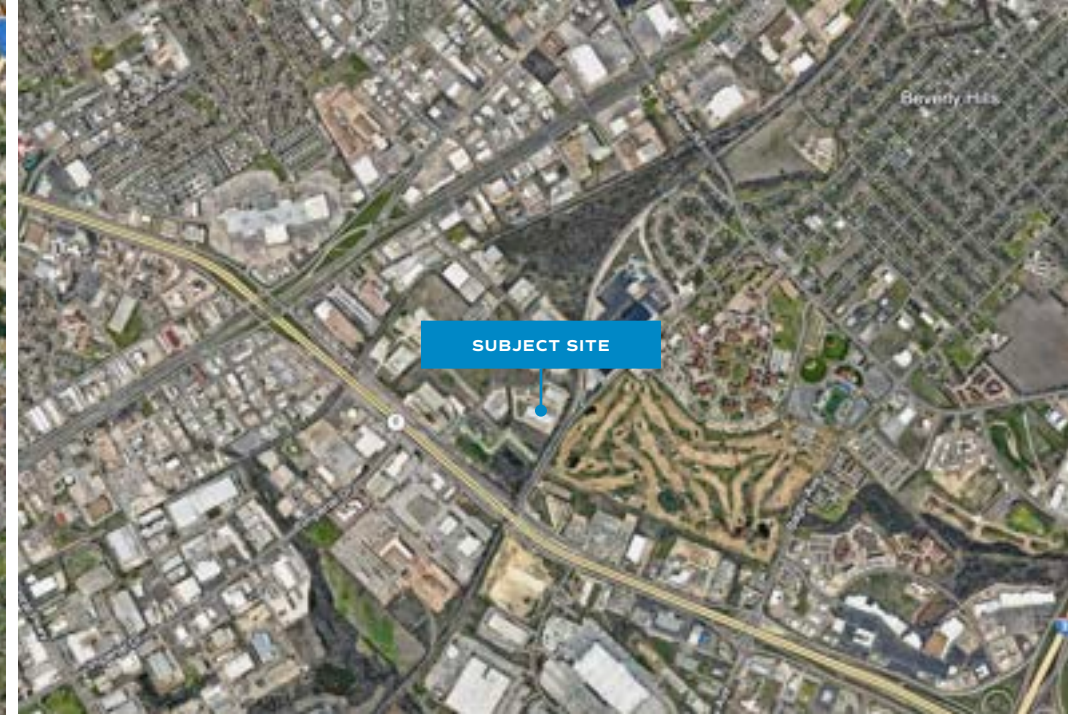
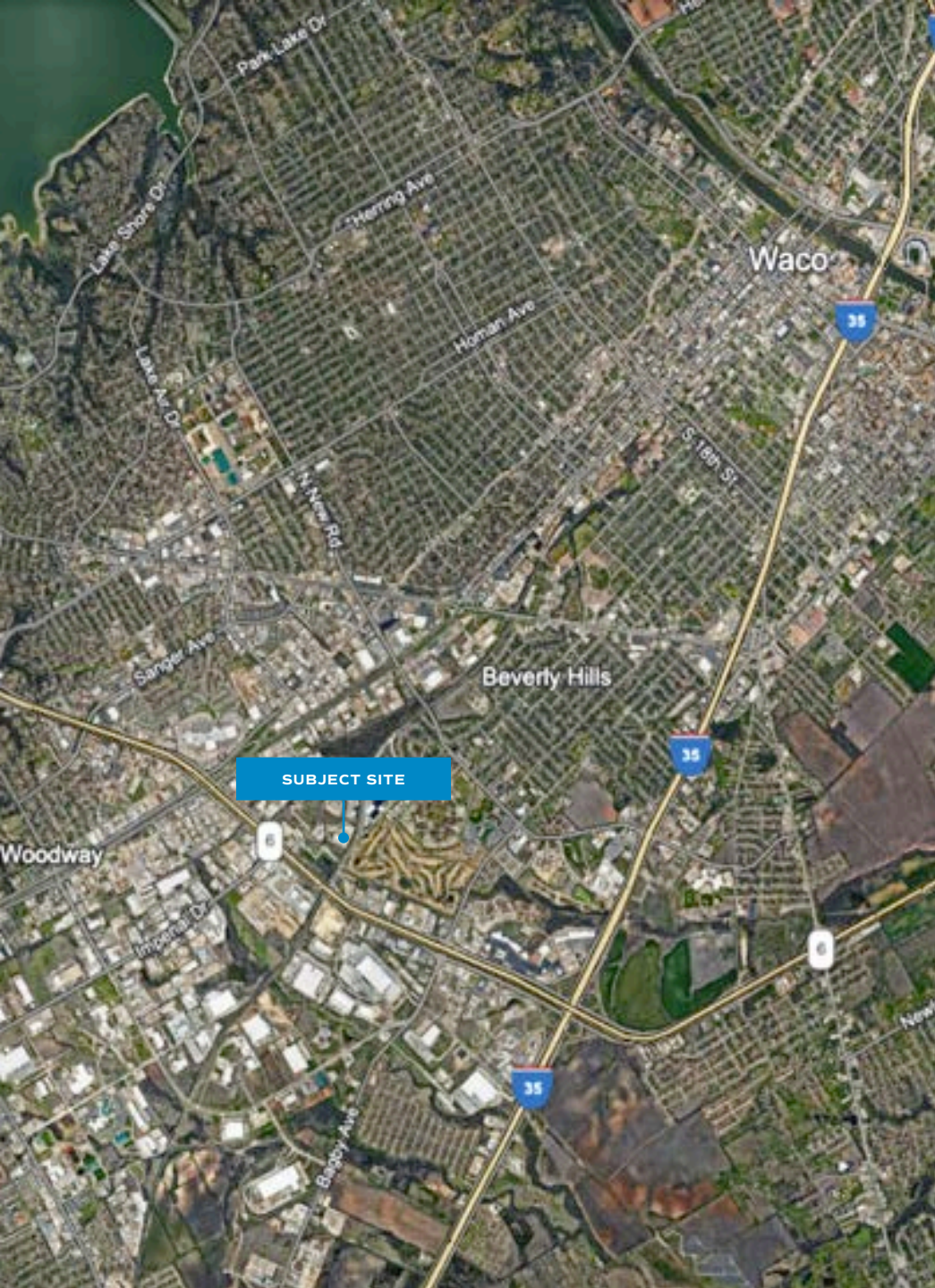


**< 60 MIN TO HILLSBORO, TEMPLE,
GATESVILLE & KILLEEN**



**< 90 MIN TO DALLAS, FORT WORTH,
BRYAN - COLLEGE STATION,
ROUND ROCK & AUSTIN**





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Davis, CCIM	234986		254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date