

SALE or LEASE

10,559 SF | Office | Warehouse | Optional - Controlled Environment Room

De Zavala Business Park

12727 CIMARRON PATH



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PROPERTY DESCRIPTION

CIMARRON PATH
12727 Cimarron Path | San Antonio, TX 78249

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PROPERTY HIGHLIGHTS

BUILDING: 10,559 SF Free standing office warehouse, built in 2004

AMENITIES: 400 amp, 208 / 3 phase service

One (1) - 5 ton HVAC unit serves office area

Two (2) - 20 ton HVAC units serve clean room and warehouse

2 grade doors, 2 dock doors

Optional - Controlled Environment Room (CER) - Approx. 2,000 SF
Set up like an ISO 8 (Class 100,000) cleanroom room

LOCATION/ PROXIMTY/ ACCESS:

Located in De Zavala Business Park in controlled business park setting;

Easily accessible within San Antonio's Northwest vibrant submarket, southwest of IH-10 West and De Zavala Road, and surrounded by many retail and dining options.

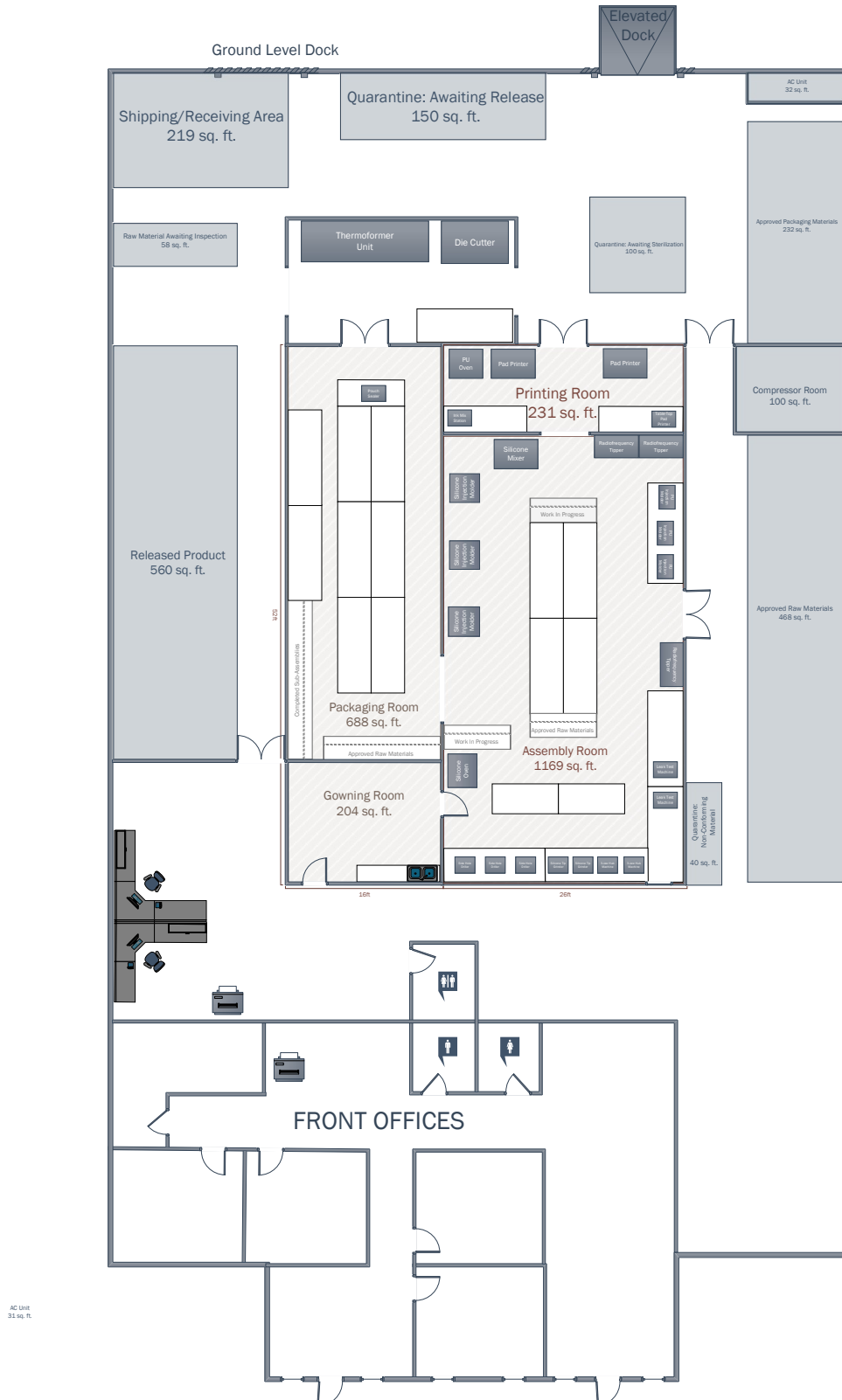
PROPERTY ADDRESS:	12727 CIMARRON PATH San Antonio, Texas 78249
LOCATION:	Located in De Zavala Business Park, just off the IH 10 corridor, south of De Zavala Rd.
YEAR BUILT:	2004
LOT SIZE / BUILDING:	The building is located on .7130 acres and consists of approximately 10,559 SF of office, warehouse, and CER (controlled environment room) space. <i>Approx. Office - 3,000 sf; Warehouse - 7,559 sf (warehouse includes 2,000 sf CER)</i>
SALES PRICE:	\$2,200,000 – <i>non-negotiable</i>
2021 ESTIMATED TAXES:	\$30,288 - <i>under protest</i>
ANNUAL LEASE RATE:	<i>Contact broker</i>
TERM:	Five (5) year minimum preferred
TRIPLE NETS:	Approx. \$3.00 per square foot per annum, taxes and insurance, plus direct common area maintenance costs, and utilities (electric, water, etc.)
ROOF:	New roof June 2017
EXISTING FINISHES:	Office area includes reception, 4 private offices, work room, conference, large break area, two ADA restrooms, <i>optional upper-level storage</i> . Industrial warehouse area includes two grade level doors, 2 dock doors, additional restroom. Controlled Environment Room previously used as medical device manufacturing production room; <i>setup like an ISO 8 (Class 100,000) cleanroom room (see separate specs)</i> .
PARKING:	Surface parking in front and rear; 23 spaces total
ZONING / PARK GUIDELINES:	I-1 Industrial; Landscaping, signage, fencing, outside storage, etc. controlled within business park.

FLOOR PLAN (NOT TO SCALE)

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PROPERTY PHOTOS

CIMARRON PATH

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12727 Cimarron Path

Controlled Environment Room Overview

General Building and CER - Layout and Information

- 2,100 +/- SF medical device manufacturing production room with adjacent areas arranged for supportive functions such as raw material, finished goods storage and shipping. The room has 3 sets of standard size double doors, and 3 single standard size doors.
- The Controlled Environment Room (CER) is not certified but is setup like an ISO 8 (Class 100,000) cleanroom room. **Data is available for review. The room can easily be certified if so desired.**
- The room is constructed using the Structall Building Systems, which is expanded polystyrene (EPS) foam insulation sandwiched between two structural aluminium skins. The Snap-N-Lock™ Insulated Panel combines the energy-efficiency of foam core building panels with a unique joint design that adds strength to the wall and roof units and simply snaps together.
- The modular type design is fabricated by using 4' (wide) x 10' (tall) Styrofoam core, and aluminium clad interlocking panels. Wall panels are 3" thick and roof panels are 6" thick. For panel information, go to www.structall.com
- The Structall Material has a much better insulative property than does a standard wood and sheetrock structure. Also, the insulation is built into the panels so there is no dust or contamination from the panels. Go to www.structall.com then Snap and Lock for more information.
- Ceiling and wall panels are made of the material described above. The walls and ceiling are cleaned with alcohol and various other cleaners, monthly and have shown no effects of wear.

Room Monitoring

- Room monitoring has consisted of air particulate monitoring, biological monitoring, and pressure monitoring for 7 years.
 - Generally, and at full production, room particulate measures average about 100 particles/cu ft for 5μ and 1000 particles/cu ft for 0.5μ. Particulate monitoring is completed manually with a handheld particulate counter at both the .5 and 5-Micron particulate size. **Data is available for review.**
 - Biological monitoring is accomplished by incubating settling and contact plates and identifying and quantifying cfus. Bioburdens are monitored quarterly with contact and settling plates that are scored at a lab. **Data is available for review.**
 - Room pressure is monitored via magna helix and is maintained at approximately 25PA for production to gowning and 4PA for gowning to ambient. Magnahelic gauges are located outside the CER and monitor air pressure between the corridor outside the CER to the gowning room and then from the gowning room to controlled environment.
- Air changeover has never been calculated or otherwise empirically determined. See air supply description below.

Building and CER Air Supply

- The building has one 5 ton unit that cools/heats the front office space and two 20 ton units in the warehouse, one of which cools/heats the production room and corridor area and the second of which is offline (see the electrical section below for more information).
 - Conditioned air is supplied to the CER by a 20 ton unit that feeds air to 12 pre filtered, variable speed motorized HEPA filters that are 2' x 4' x 4" in size and mounted in the ceiling of the CER. Each HEPA filter is attached to an AC duct. The room has positive air pressure and dampening grills located in the various locations so they can be manipulated to control pressure inside the room and to assist in directed air flow.
 - The unit also supplies air to a U-shaped corridor that lines the room on most of three sides. Air exhausts from the room through 4 2'x2' dampened grills located at floor level on the east wall of the room and one in the gowning room. Adjusting fan speed and damper settings determines the positive pressure in the room. The thermostat is located inside the cleanroom and the air handler fan runs continuously. HEPAs are split into two banks, each of which are switch controlled.

Building and CER Electrical

The entire building has 400-amp service with **200 of those amps directed to the CER and Compressor room.**

- The building has a 400 amp, 208 / 3 phase service split into two 200-amp fuse type panels mounted to the outside wall at the back of the building. Service comes in from the rear.
 - One of the 200-amp panels feeds an interior breaker sub-panel (Panel A) that services the front office and break room and includes a 5-ton air conditioning unit. Panel A also supplies the lighting circuit for the CER.
 - The second 200-amp panel feeds an interior breaker sub-panel (Panel B) that originally serviced the warehouse, particularly two 20-ton AC units. In order to make use of the panel to supply the CER, the warehouse 20 ton unit was taken offline and the power was redirected to a third sub-panel (Panel C) which is mounted to the CER and which supplies power to all of the CER and is further split to feed a fourth sub-panel (Panel D) in the compressor room.

There are approximately 50 different items of equipment in the CER and compressor room ranging from air compressors to leak testers that use a potential estimated 125 amps of electricity. Examples of higher amperage equipment are 10 ton silicone injection molding machines (4ea), 5 ton plastic injection molding machines (4ea), RF tipping machines (4ea), pad printers (3ea), curing ovens (3ea), plastic thermoforming machine (1ea), 27.5 HP of compressed air and 6 exhaust blowers. Multiple smaller devices are also employed.

- CER lighting consists of 45ea - 4 bulb, T-8 fixtures with electronic ballast that are split into two banks in the assembly room and two banks in the packaging room.

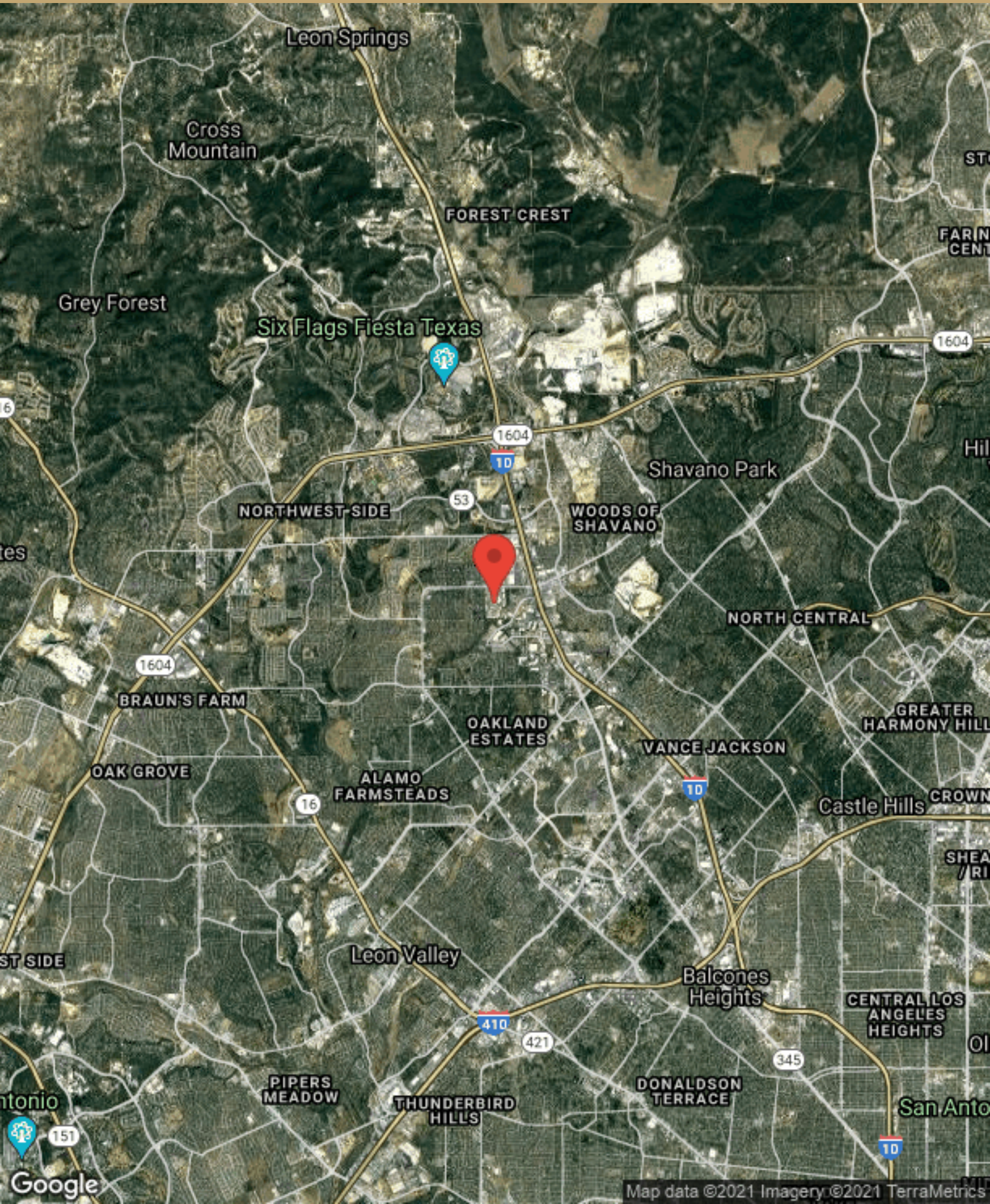
More information is available upon request.

REGIONAL MAP

CIMARRON PATH

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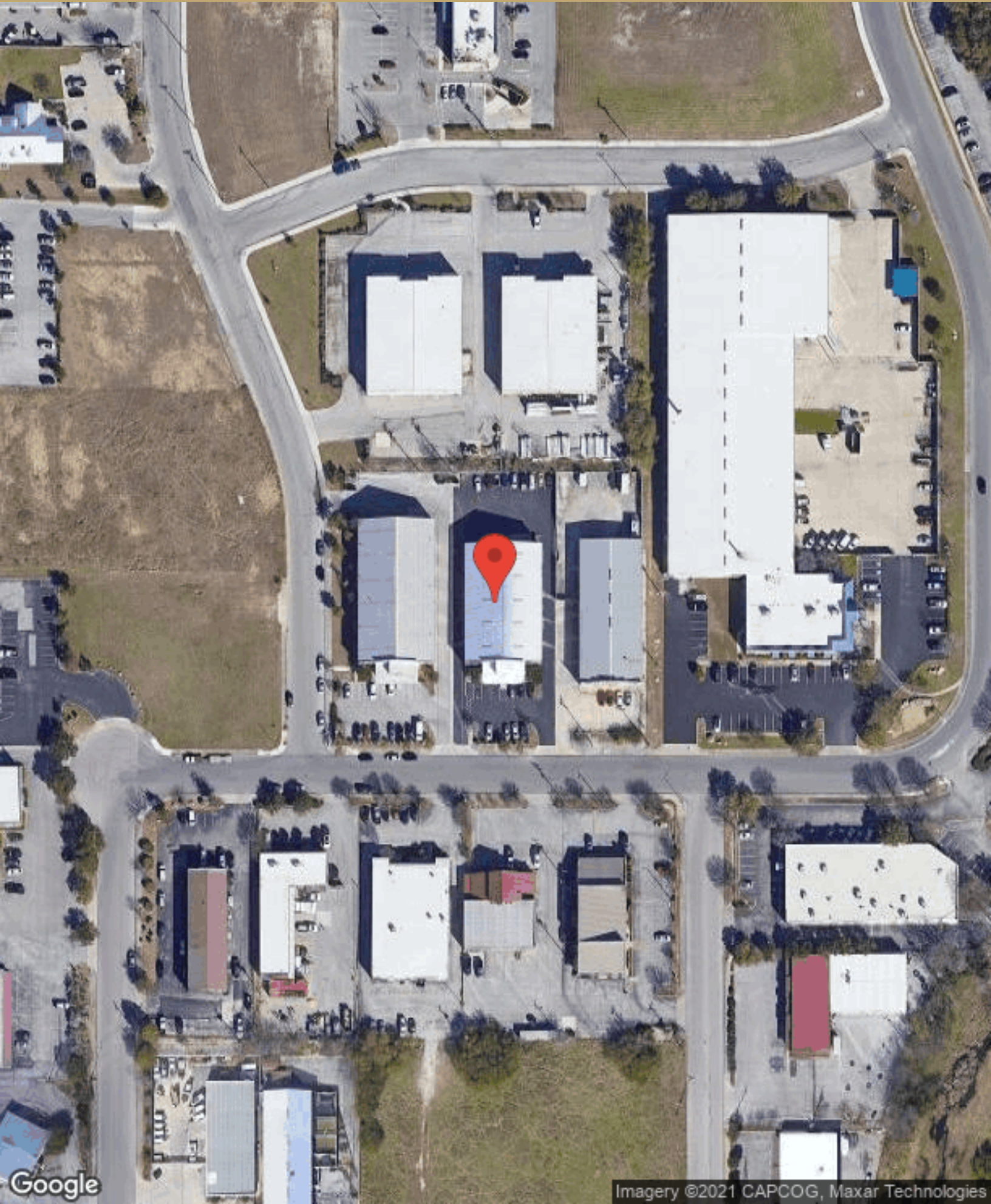
LOCATION MAP

CIMARRON PATH

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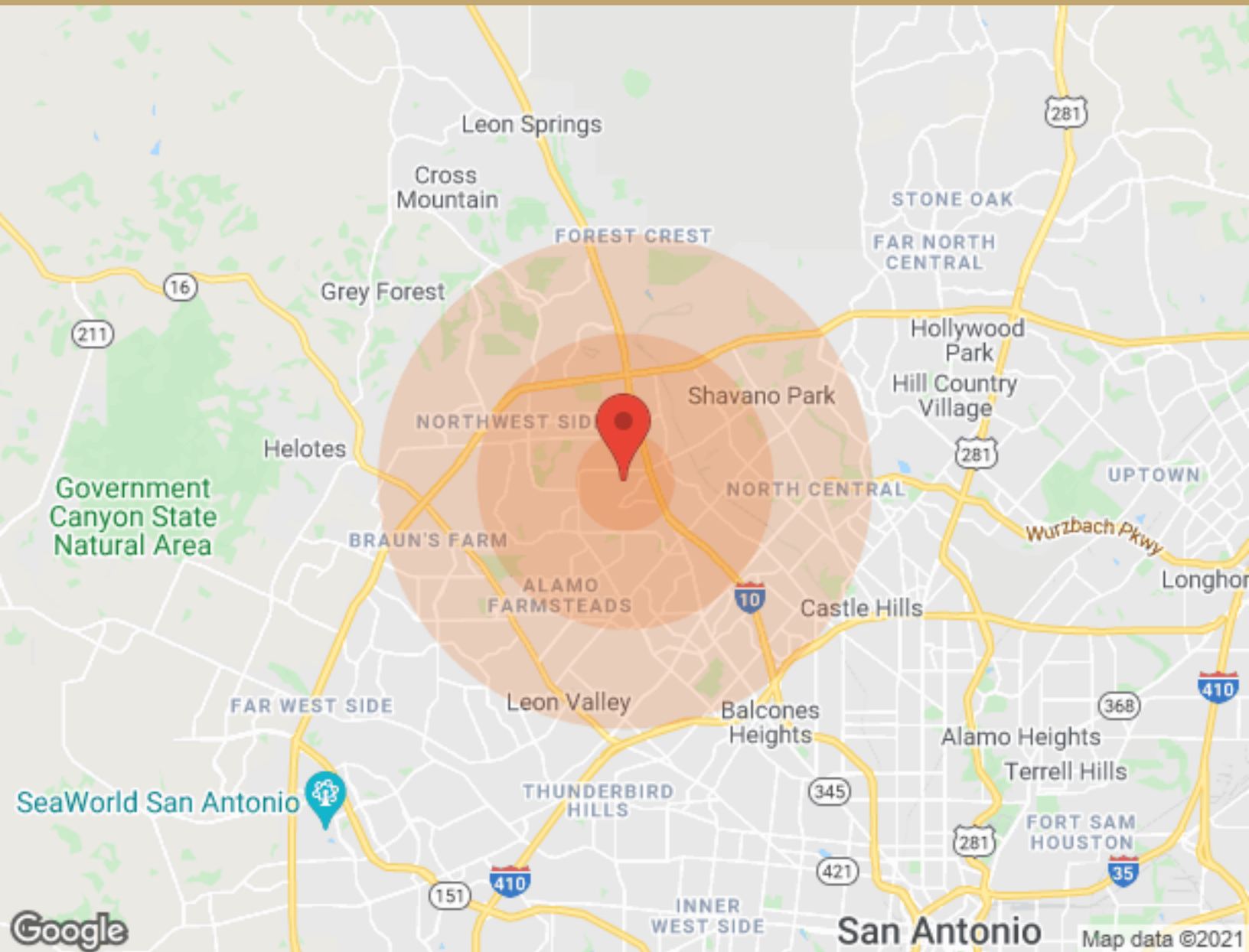


DEMOGRAPHICS

CIMARRON PATH

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Population	1 Mile	3 Miles	5 Miles
Male	8,785	54,795	131,577
Female	9,356	57,728	136,628
Total Population	18,141	112,523	268,205

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,253	20,198	51,158
Ages 15-24	1,945	13,052	32,015
Ages 55-64	2,299	13,097	30,883
Ages 65+	2,080	13,420	33,563

Race	1 Mile	3 Miles	5 Miles
White	13,032	81,860	205,255
Black	1,126	6,538	13,888
Am In/AK Nat	37	320	819
Hawaiian	6	70	89
Hispanic	7,814	50,933	125,908
Multi-Racial	4,952	29,428	66,380

Income	1 Mile	3 Miles	5 Miles
Median	\$53,301	\$52,210	\$56,509
< \$15,000	1,363	7,939	15,999
\$15,000-\$24,999	609	4,009	9,921
\$25,000-\$34,999	757	4,943	12,102
\$35,000-\$49,999	667	5,877	14,362
\$50,000-\$74,999	1,055	7,931	19,847
\$75,000-\$99,999	1,105	6,527	14,310
\$10,000-\$149,999	1,061	5,588	15,142
\$150,000-\$199,999	460	2,035	5,344
> \$200,000	184	1,850	4,627

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,580	50,262	122,105
Occupied	7,161	46,515	112,316
Owner Occupied	4,029	21,165	55,972
Renter Occupied	3,132	25,350	56,344
Vacant	419	3,747	9,789



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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