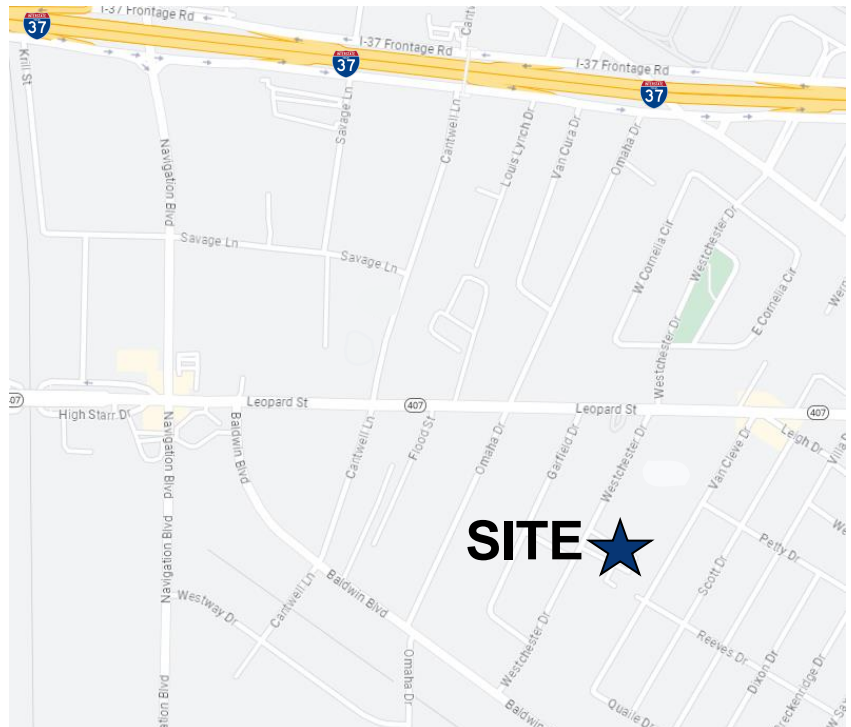




**PROPERTY SUMMARY**

- Approx. 4,400 SF Total
  - Approx. 4,400 SF Space
  - Fully Air-Conditioned Lab
- Approx. 0.9236 AC, Partially Stabilized, Fenced and Gated Yard
- Proximity to Refineries, Port of Corpus Christi and IH-37
- High Demand Industrial Area
- Zoning IL – Light Industrial
- Long Term Tenant, Over 15 Years
- Current Term Expiring August 2026

***\$515,000, Asking Price***  
***Current NOI \$51,000***



THE GAINES ORGANIZATION, INC.  
555 N. Cananahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





**GAINES**  
ORGANIZATION

**414 WESTCHESTER DR**  
**CORPUS CHRISTI, TX**



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The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.



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## **LEASE INFORMATION**



**Laboratories**

- **Tenant** – Saybolt, LP (Corpus Christi, TX) is a business segment of Core Laboratories, Inc. (NYSE: CLB)

*“Saybolt LP serves the energy industry with laboratory analyses, independent field inspections as well as monitoring and verification programs. Founded in 1936 with over 70 offices in more than 50 countries, Core Laboratories Inc. provides its services to the world’s major national, and independent energy companies. A leading provider of proprietary and patented reservoir description and production enhancement services and products.”* Taken from [www.corelab.com](http://www.corelab.com)

- **Rate** – Base Rent is \$4,250 per month.
- **Term Remaining** – Primary Term expires August 31, 2026.
- **Renewal Options** – Tenant has an additional five (5) or ten (10) year term.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the structural components including the roof and exterior walls and fences. Tenant is responsible for taxes, insurance and all other maintenance items.
- **ROFR** – Tenant holds a Right of First Refusal that must be exercised within 30 days.









## 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.*

### 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.

|   |                |                           |                      |
|---|----------------|---------------------------|----------------------|
| <b>The Gaines Organization, Inc.</b>                                  | <b>9003379</b> | <b>N/A</b>                | <b>(361)442-2825</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                     | Phone                |
| <b>Joshua Gaines</b>  | <b>525644</b>  | <b>josh@gainesorg.com</b> | <b>(361)442-2825</b> |
| Designated Broker of Firm   | License No.    | Email                     | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                     | Phone                |
| 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.trac.texas.gov](http://www.trac.texas.gov)

IABS 1-0 Date