



FIRST KEYSTONE PECOS INDUSTRIAL PARK

The “Chaparral” Series

In 2024, Pecos’ most innovative industrial real estate developer, **First Keystone** (www.1keystone.com), will be delivering a new generation of affordable simplified industrial buildings opening up access for a new strata of users. These down-sized buildings are situated on modest-sized fenced lots. This class of buildings is aimed at service & supply companies which are looking to set up an outpost in the heart of the Delaware Basin or are in early-stage development. These facilities accommodate tenants who need a physical point of presence for safe storage and basic operating needs. *RV hook-ups are included.* Conveniently located less than 1 mile from I-20, there are *no comparable buildings* of this class in the Delaware Basin – a Chaparral Facility is a low-cost/low-risk approach to set up a point of presence with a high-quality contemporary facility.

First Keystone Pecos Industrial Park, L.P.

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Moriah Brokerage Services

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- ✓ Initial Delivery July 2024
- ✓ Continuously Building
- ✓ Attractive Lease Terms

We are available to provide a **lease quote at any time.**

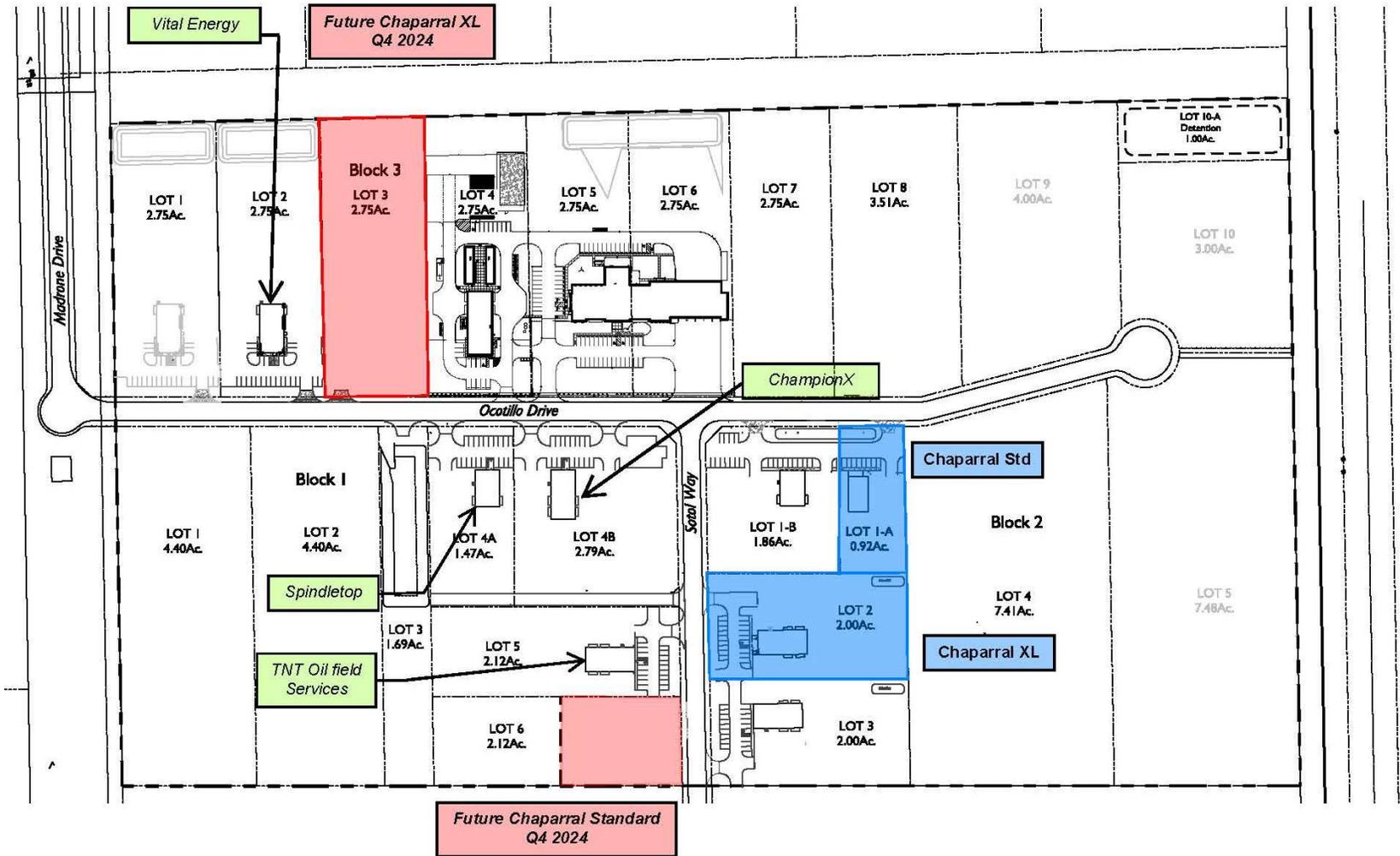


Aerial View of Park (Western Sector)





Location Map





The Chaparral Product Line



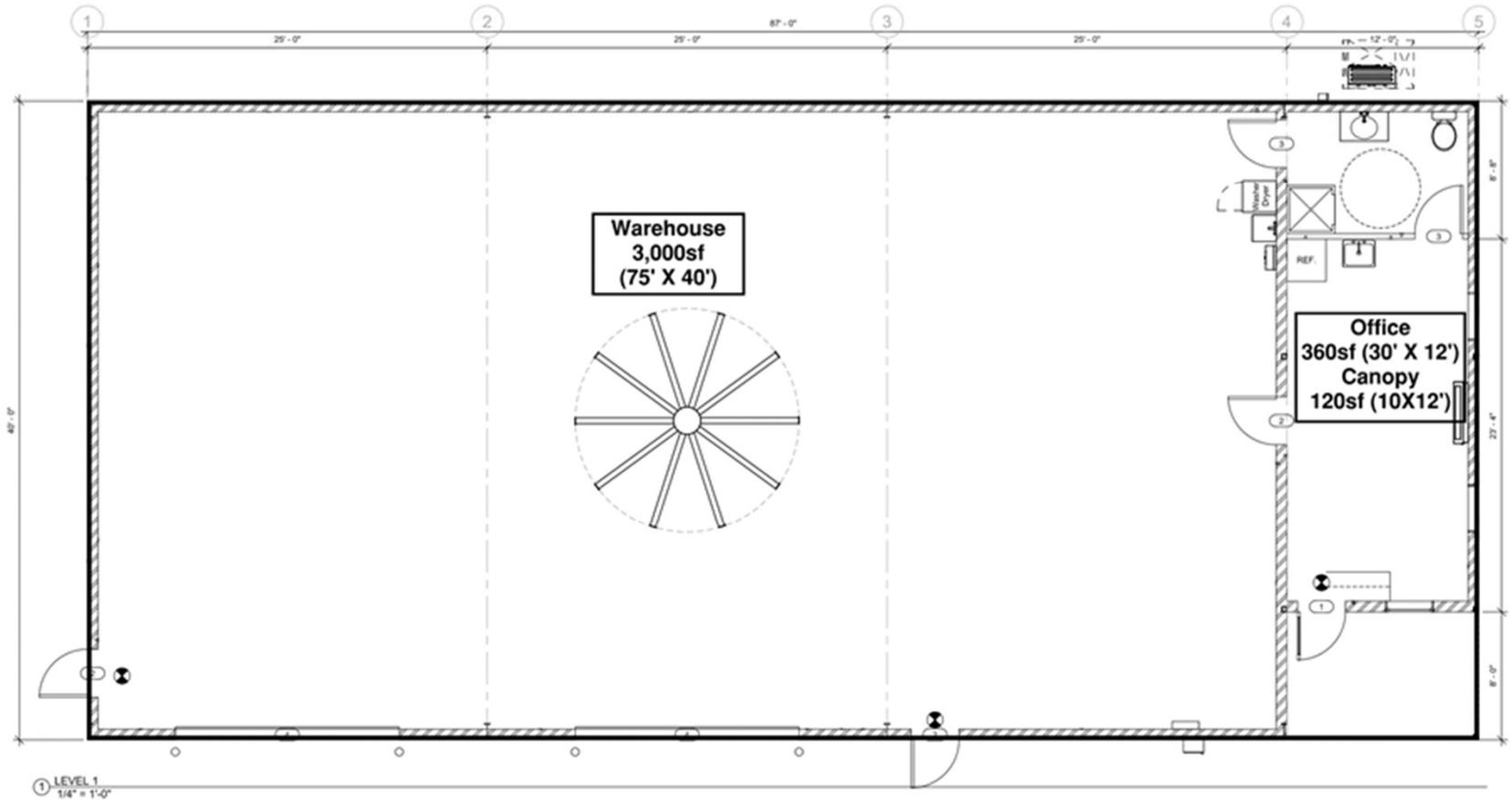
Photos shown are for representation purposes only.

Our **Standard 3,480 s.f. Office/Shop/Warehouse**

*All the necessary features of a presence in the oil field: office & break/conference room, maintenance, secure storage, along with great access/egress to key highways. Three **RV** hook-ups are standard. Upgrades & further amenities are also available.*



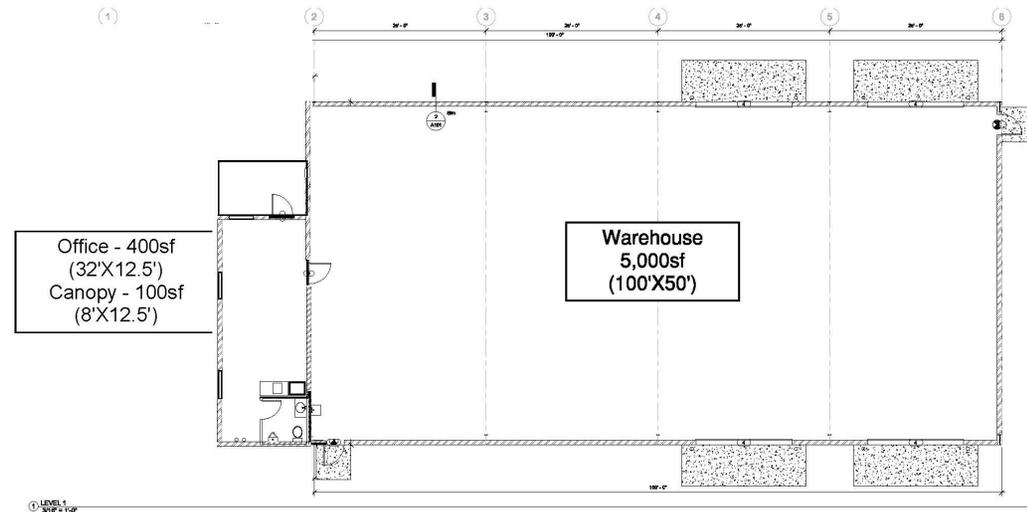
Building Design





CHAPARRAL XL – 5,500 sf

First Keystone also offers a Chaparral with an expanded warehouse of 50' x 100'. It is the First Keystone standard warehouse with a “bolted on” slimmed-down 400 sf office/break room. Shower upgrades are available.



Photos shown are for representation purposes only.



Key Attributes

First Keystone is the only Class A industrial park serving the Delaware Basin.

Standard: 3,480 s.f.

- Office/Canopy: 360 s.f./120 s.f. -- *multiple floorplans available*
- Shop: 3,000 s.f.
 - 16' eave
 - 2 x 14' overhead doors
 - Fan/louvres
 - Expandable
- Yard – 0.93 acre
 - Fenced with sliding gate
 - Top-of-the-line caliche
 - **RV Hook-ups** inside fenced zone (3)
 - Additional parking in front

Other Amenities (Standard)

- Electric (TNMP)
 - 3-Phase 200 amp
- Public water (Pecos City)
- Fiber (Windstream)
- Work force housing next door
- RV Park ¼ mile

XL: 5,500 s.f.

- Office/Canopy: 400 s.f./100 s.f.
- Shop: 5,000 s.f.
 - 16' eave
 - 4 x 14' overhead doors
 - Fan/louvres
 - Expandable
 - 3-Phase 400 amp
- Yard – 2 acre
 - Fenced with sliding gates
 - Top-of-the-line caliche
 - Multiple entrances
 - **RV hook-ups** inside fenced zone (3)
 - Additional parking in front

Available* Upgrades

- Expandability
- B2B floorplans
- Showers
- Electric Door Openers
- Covered parking
- Higher clearances
- Paving
- Wash bay
- Concrete aprons

*Most require B.T.S.



Chaparral Specifications

	A	B
	3,480sf Bldg	5,500sf Bldg
Shop	3,000 sf	5,000 sf
Office/Canopy	360 sf/120 sf	400 sf/100 sf
Eave height	16'	16'
Liner Panels	8'	8'
3" insulation	Yes	Yes
Overhead Doors (14')	2	4
Electric Openers		Optional
Bollards	Yes	Yes
Aprons		Yes
Shop Fan	Yes(Louvre Option)	Yes
Mopsink	1	Yes
Washer/Dryer Hook-ups	Yes	Yes
EV Charge Station	Optional	Optional
Heat/AC	Yes	Yes
Bathroom	1 ("Jumbo")	1 ("Jumbo")
Kitchenette	Yes	Yes
Sink	Yes	Yes
Cabinets	Yes	Yes
Yard (acres)	+/-0.93 ac.	+/-2.0 ac.
Fenced/Gated	Yes	2 gates
Utilities		
Water - TOPC(Public)	Yes	Yes
Sewer - On-site Septic	Yes	Yes
Electricity - TNMP/TXU	3-Phase 200 amp	3-Phase 400 amp
Telecom (Fiber) - Windstream	Yes	Yes

A Simplified Solution To Your Needs



Chaparral Options – Multiple Versions

<u>Version:</u>	A	B
<u>Building:</u>	“Standard”	“XL”
S.F.	3,480*	5,500
Shop	3,000	5,000
Office/Canopy	360/120	400/100
<u>Yard:</u>		
Size (ac.)	+/- 0.93	+/- 2.0
Fenced/Gated	1	2
On-site Detention	✓	✓