



# CENTERMARK

A Commercial Real Estate Firm

## OFFERING MEMORANDUM

11515 N WEIDNER RD, SAN ANTONIO, TX 78233





## • TENANT SUMMARY

### DUSTLESS AIR FILTER CO



6575 West Loop S. Ste 680  
Bellaire, TX 77401  
713 461 4750 | centermarkcre.com

All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.



- Dustless is a value-added supplier of HVAC filters of all sizes, and has been providing sales, delivery, installation and replacement services throughout Texas for **over 80 years**.
- **Diversified mix of customers** which includes commercial/industrial businesses, HVAC contractors, government entities, school districts, property managers, and walk-in residential clients.
- 8 of their top 20 customers are under MSA's between 1 to 5 years providing the Company with a **solid recurring revenue base**.
- **Over 100K filters in stock**, including hard-to-find filters, non-standard sizes the Company makes, custom metal filters and other non-air filtration products such as belts.
- The Company employs **43 skilled, non-union employees** and differentiates itself through selection, competitive pricing, convenience, and service.

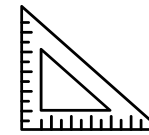
- **PROPERTY OVERVIEW**  
**DUSTLESS AIR FILTER CO**



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## Subject Property - 11515 N WEIDNER RD

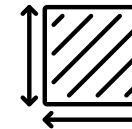


**8,454 TOTAL SF**

**3,061 SF OFFICE**

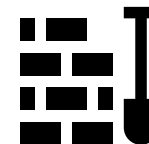
**3,339 SF WAREHOUSE**

**2,024 SF MEZZANINE**



**LAND AREA**

**14,593 SF**



**YEAR BUILT**

**2009**



**DOORS**

**2 Dock High**



- **PROPERTY OVERVIEW**  
**DUSTLESS AIR FILTER CO**



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**ALSO AVAILABLE - Call for Details**





- FINANCIAL OVERVIEW

# DUSTLESS AIR FILTER CO



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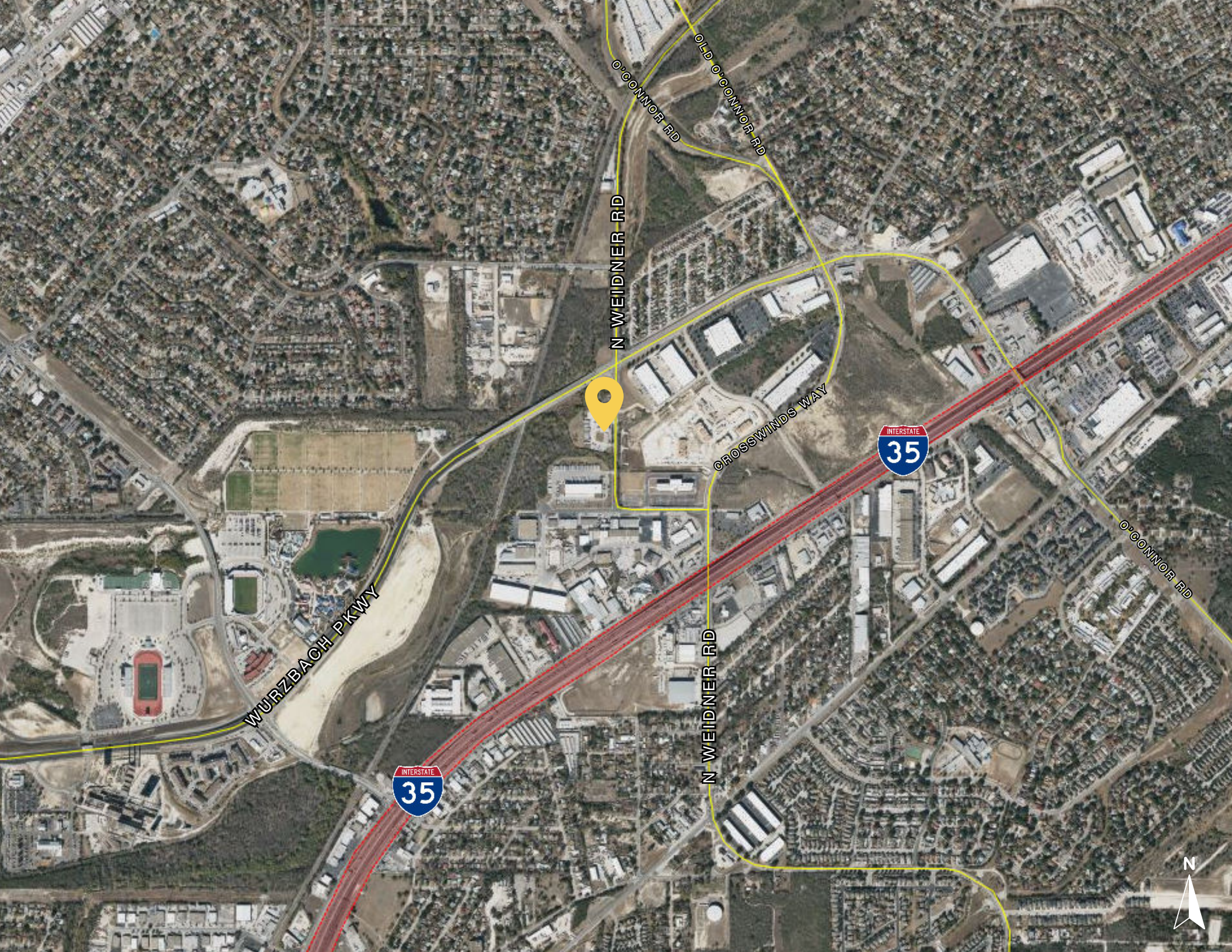
## LEASE ANALYSIS

Property Subtype	Industrial
Tenant	Dustless Air Filter Co
Rent Increases	3% Annual
Lease Type	NNN
Lease Commencement	December 15, 2022
Lease Expiration	December 15, 2027
Lease Term	5 Years
Years Remaining on Lease	4.2 Years
Renewal Options	1 Five-Year Option

## RENT SCHEDULE

	Monthly Base	Yearly Base	PSF/YR
Current	\$10,000.00	\$120,000.00 (NOI)	\$14.19
Option 1: 12/16/2027		At Fair Market Value	





WURZBACH PKWY

INTERSTATE  
35

N WEIDNER RD



N WEIDNER RD

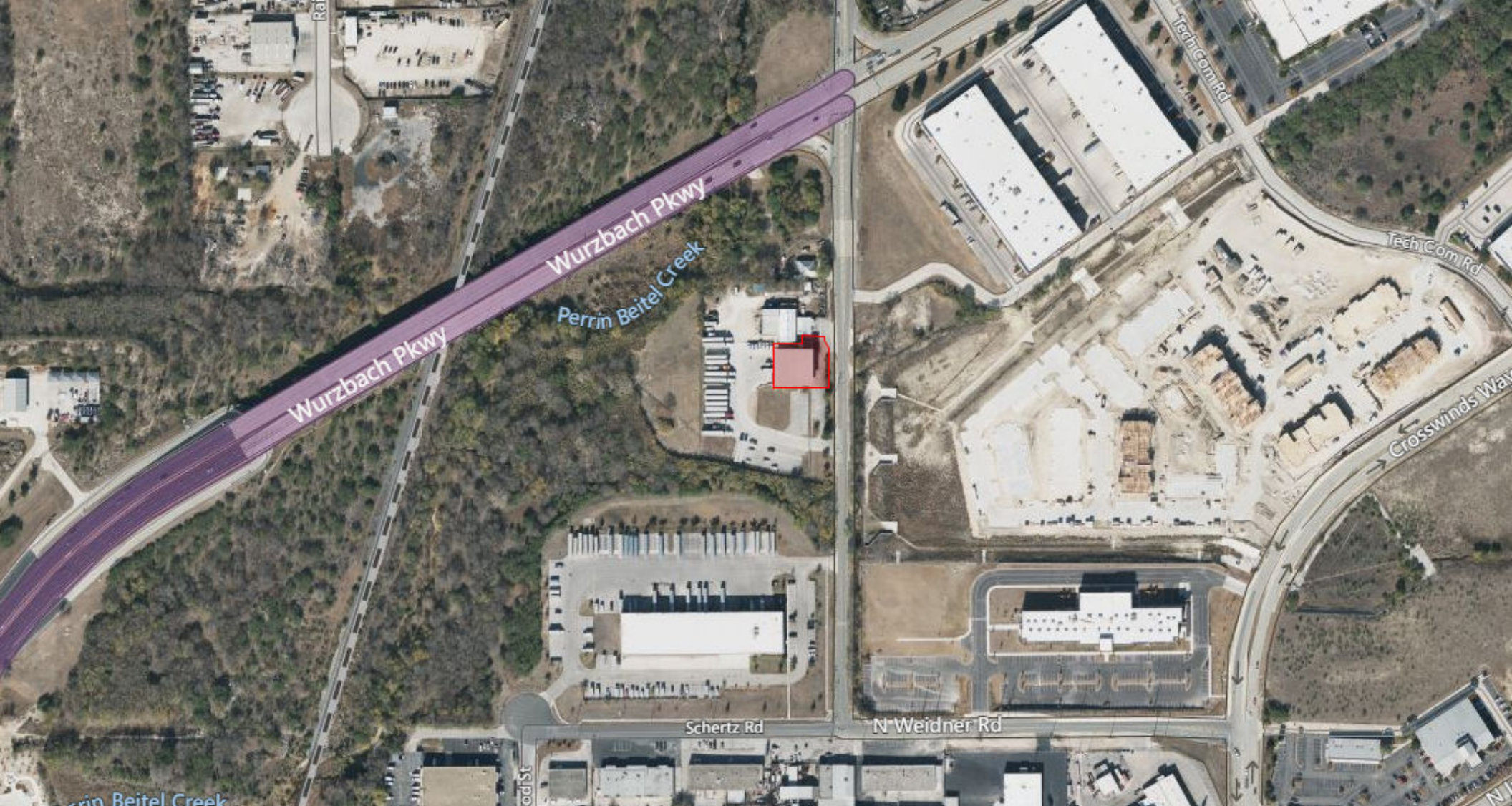
CROSSWINDS WAY

INTERSTATE  
35

O'CONNOR RD







**FOR PRICING AND INFORMATION, CONTACT:**  
NATHAN RODRIGUEZ - VICE PRESIDENT  
C 832-875-7548 | [nathan@centermarkcre.com](mailto:nathan@centermarkcre.com)



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# 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.

<u>Centermark Real Estate, LLC</u>	<u>605733</u>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Eric Hughes</u>	<u>422676</u>	<u>eric@centermarkcre.com</u>	<u>(713)461-4750</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Nathan Rodriguez</u>	<u>670451</u>	<u>nathan@centermarkcre.com</u>	<u>(713)461-4750</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date