

INDUSTRIAL LEASING
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Industrial Leases



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Overview

- o All lease forms are not the same
 - o Office, Retail, Industrial, Ground
 - o While broadly similar, details are key
 - o Customized for industry and use
 - o Single-tenant, multi-tenant, industrial park
 - o Railroad, Port
- o Focus on manufacturing, service centers, work shops, repair centers, etc.

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Overview

- o Some Special Uses in Oil & Gas Industry
 - o Test Well/Training Well
 - o Explosives or Radiation Bunker
 - o Chemical Storage
 - o Laboratories
 - o Offshore Base

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Premises

- o Description is not as critical as in office or retail leasing
- o Often just focus on a legal description of the land
- o Buildings may be extremely large, but relatively inexpensive
- o Often it is more important to describe the supporting amenities such as docks, rail spurs, truck access, storage tanks, chemical storage, wash bays, etc.

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Premises

- o Consider special needs like rail and water frontage
- o Confirm quantity and quality of utilities
- o Confirm roads & driveways are suitable for weight of trucks



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