

**INDUSTRIAL LEASING**  
**2023 Bernard O. Dow Leasing Institute**  
**South Texas College of Law**  
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**George P. Bernhardt**  
Baker Hughes Company  
Houston, TX

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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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