

INDUSTRIAL LEASING
2023 Bernard O. Dow Leasing Institute
South Texas College of Law
November 10, 2023

George P. Bernhardt
Baker Hughes Company
Houston, TX

1

Industrial Leases



2

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.

3

3

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

4

4

Premises

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

5

5

Premises

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



6

6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Special Considerations in Industrial Leasing

Also available as part of the eCourse

[Special Considerations in Industrial Leasing](#)

First appeared as part of the conference materials for the
2023 Bernard O. Dow Leasing Institute session
"Special Considerations in Industrial Leasing"