

3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY ON ANTELOPE TRAIL

INDUSTRIAL FOR LEASE

5100 W COUNTY RD 126

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP

NRGREALTYGROUP.COM



3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY ON ANTELOPE TRAIL

5100 W COUNTY RD 126, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$18,000.00 /Mo (NNN)
Building Size:	10,000 SF
Lot Size:	3 Acres
Year Built:	2022
Zoning:	None, Outside City Limits

PROPERTY OVERVIEW

Desirable location, modern build, great access - this facility is bound to impress! Totaling 10,000 SF on 3 Acres, this building consists of 1,750 SF 1st floor office, 1,750 SF 2nd floor office, 4,875 SF shop, and 1,625 SF wash-bay. The 1st floor office space has a reception area, 5 private offices, conference room, break room, and 3 single restrooms. The 2nd floor office includes 3 private offices, a conference room, break area, and restroom. The 75'x65' shop is built 5-ton crane ready with a 22' ceiling height and features 3 drive-through bays with 14'x14' overhead doors. Completed with high quality finishes suitable for any operation. The yard is fully fenced and stabilized asphalt with 2 gate entrances from WCR 126 for pull-around truck access.

LOCATION OVERVIEW

This new development is located on Antelope Trail in Midland. Located about 1 mile South of I-20 & Loop 250, 6 miles to FM 1788, and 7.4 miles to the Midland Airport. This area is quickly developing with industrial service facilities.

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY ON ANTELOPE TRAIL

5100 W COUNTY RD 126, MIDLAND, TX 79706



PROPERTY HIGHLIGHTS

- 8,250 SF on 3 Acres
- 1,750 SF 1st Floor Office
- 5 Private Offices, Reception, Conference, Break Room
- 1,750 SF 2nd Floor Office
- 3 Private Offices, Conference, Break Area
- 4,875 SF Shop (75'x65')
- 3 Drive-Through Bays w/ 14'x14' Overhead Doors
- 22' Ceiling Height
- Built 5-ton Crane Ready
- Fully Fenced & Stabilized Yard



JUSTIN DODD

214.534.7976

justin@nrgrealttygroup.com



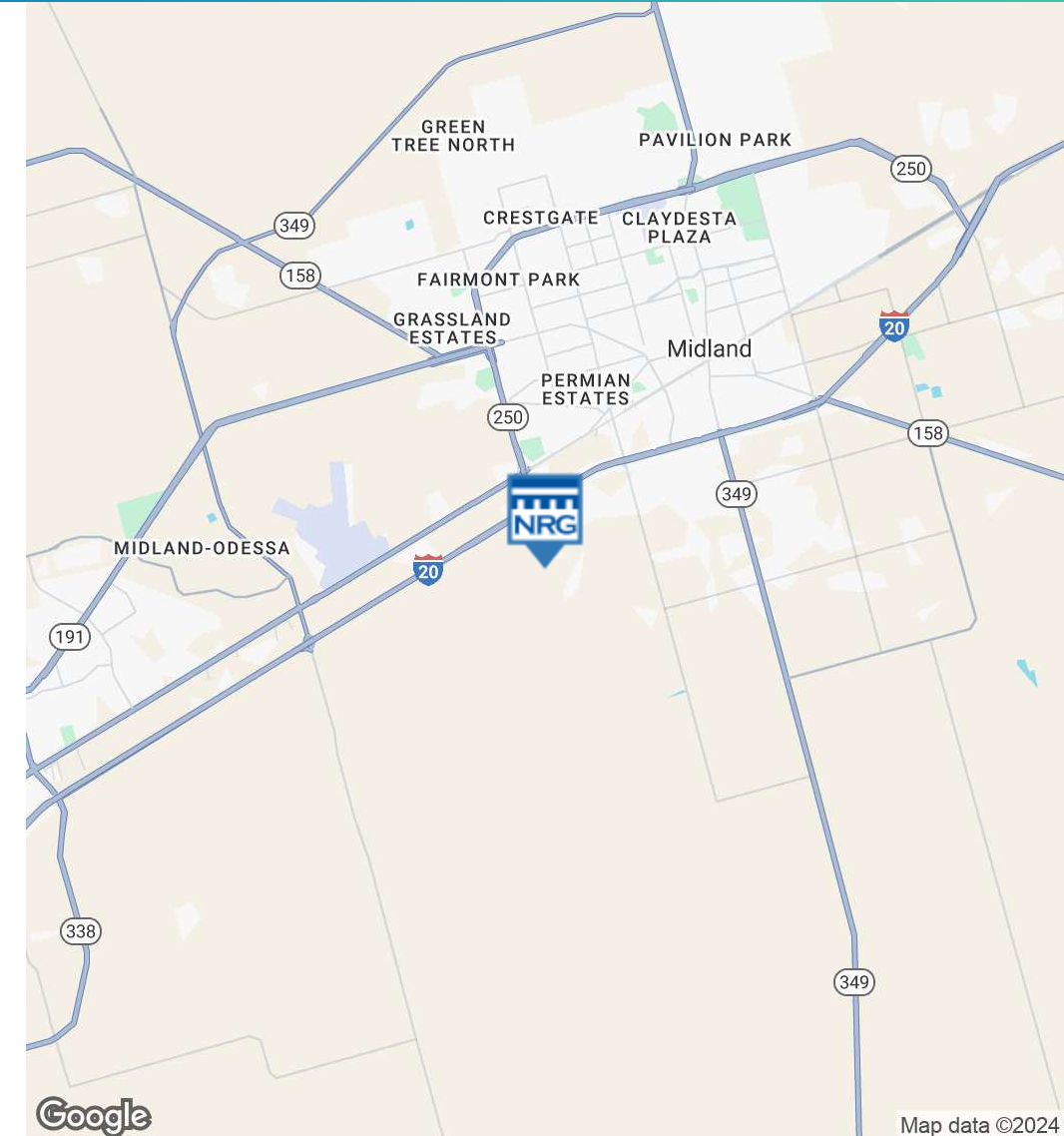
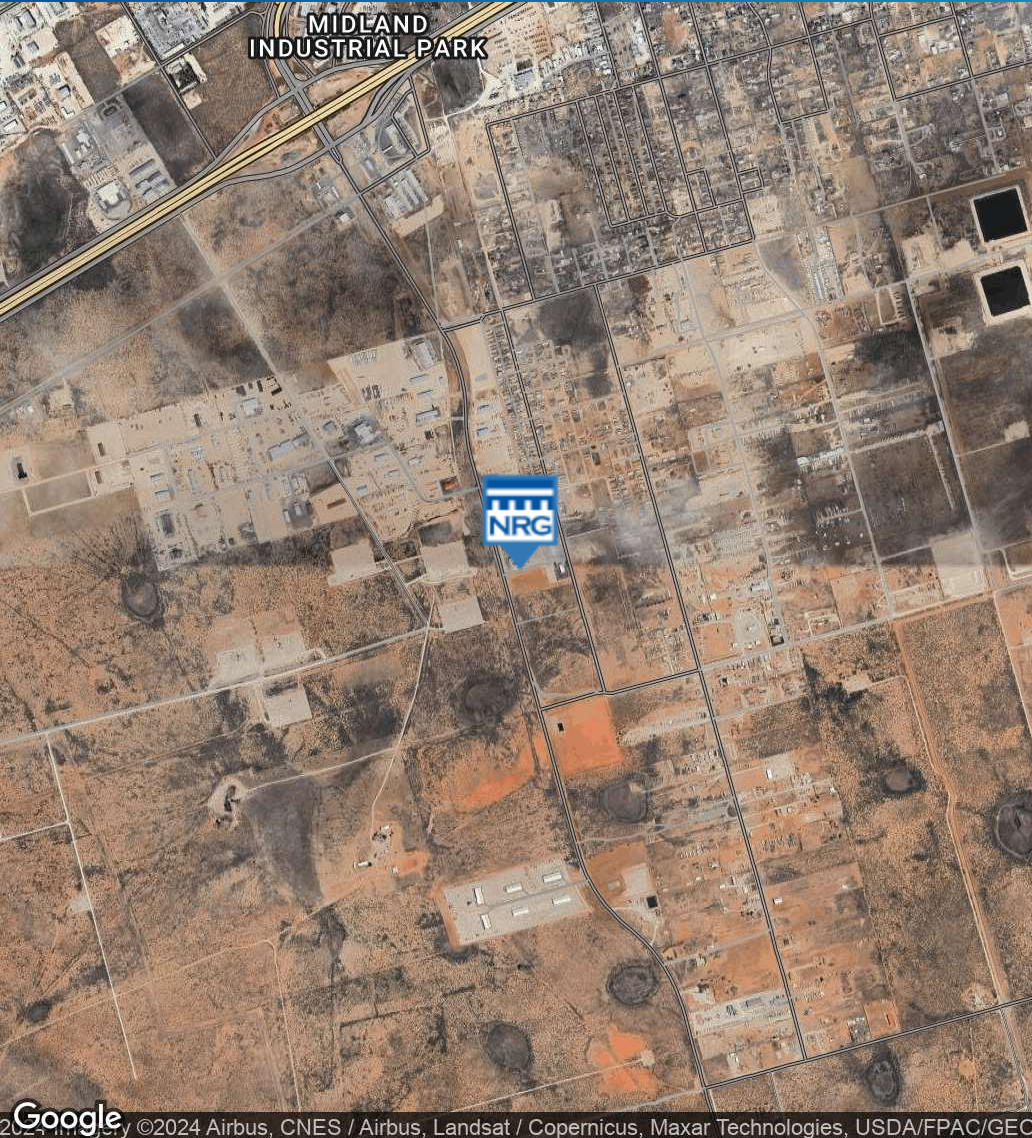
3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY ON ANTELOPE TRAIL

5100 W COUNTY RD 126, MIDLAND, TX 79706



3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY ON ANTELOPE TRAIL

5100 W COUNTY RD 126, MIDLAND, TX 79706



©2024 Google, ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

©2024 Google, Map data ©2024

JUSTIN DODD

214.534.7976

justin@nrgrealttygroup.com





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...
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...
Inform the client of any material information about the property...
Answer the client's questions...
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.

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.

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.

- # Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder...
Must not, unless specifically authorized in writing to do so by the party, disclose:
o that the owner will accept a price less than the written asking price;
o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
o 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.

Table with 4 columns: Name, License No., Email, Phone. Rows include NRG Realty Group LLC, Justin Dodd (Designated Broker), N/A (Supervisor), and Justin Dodd (Sales Agent).

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

Fax:

Total Directional



5100 W COUNTY RD 126 MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976
justin@nrgrealtgroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.