

# INDUSTRIAL PROPERTY AVAILABLE FOR SALE

7900 & 7904 Interstate 20, Midland, Tx 79706



## PROPERTY INFORMATION

**Sale Price:** **\$1,850,000**

**Total Building Area:** ±14,070 SF

**Total Lot Size:** ±5.01 AC

### 7900 Interstate 20

**Building 1 Size:** ±4,043 SF

**Office:** ±863 SF

**Warehouse:** ±3,180 SF

**Building 2 Size:** ±900 SF

**Lot Size:** ±2.48 AC

### 7904 Interstate 20

**Building Size:** ±10,027 SF

**Office:** ±2,072 SF

**Warehouse:** ±7,955 SF

**Lot Size:** ±2.53 AC

## PROPERTY HIGHLIGHTS

### 7900 Interstate 20

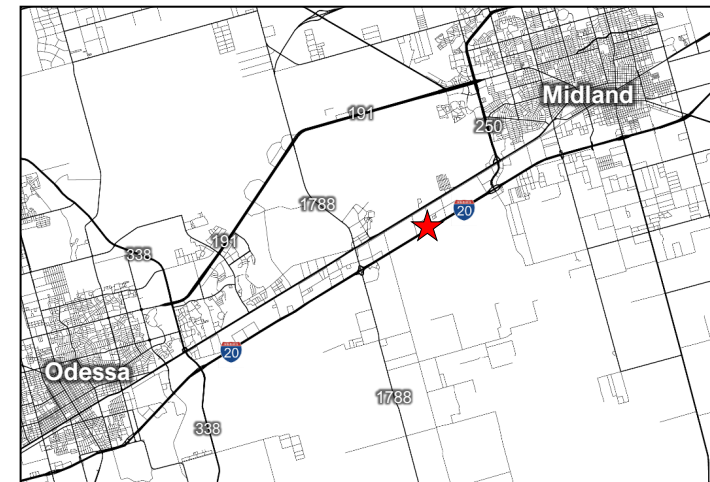
- (3) Offices
- Restroom
- (1) 19' x 11' OHD
- 40' x 24' Storage Mezzanine
- Break Area
- Shop Restroom
- (1) 12' x 12' OHD

### 7904 Interstate 20

- (5) Offices
- Break Room
- Shop Office
- (1) 12' x 14' OHD
- (2) 30' x 14' OHD
- Conference Room
- (2) Restrooms
- Storage Area
- (1) 10' x 11' OHD

## PROPERTY LOCATION

Property is Located in Southwest Midland on Interstate 20, on the Northwest Corner of Interstate 20 Service Road and South County Road 1255.



JANICE HAVENS

Broker/Owner

Phone: (432) 582-2250

Janice.Havens@havensgroup.net



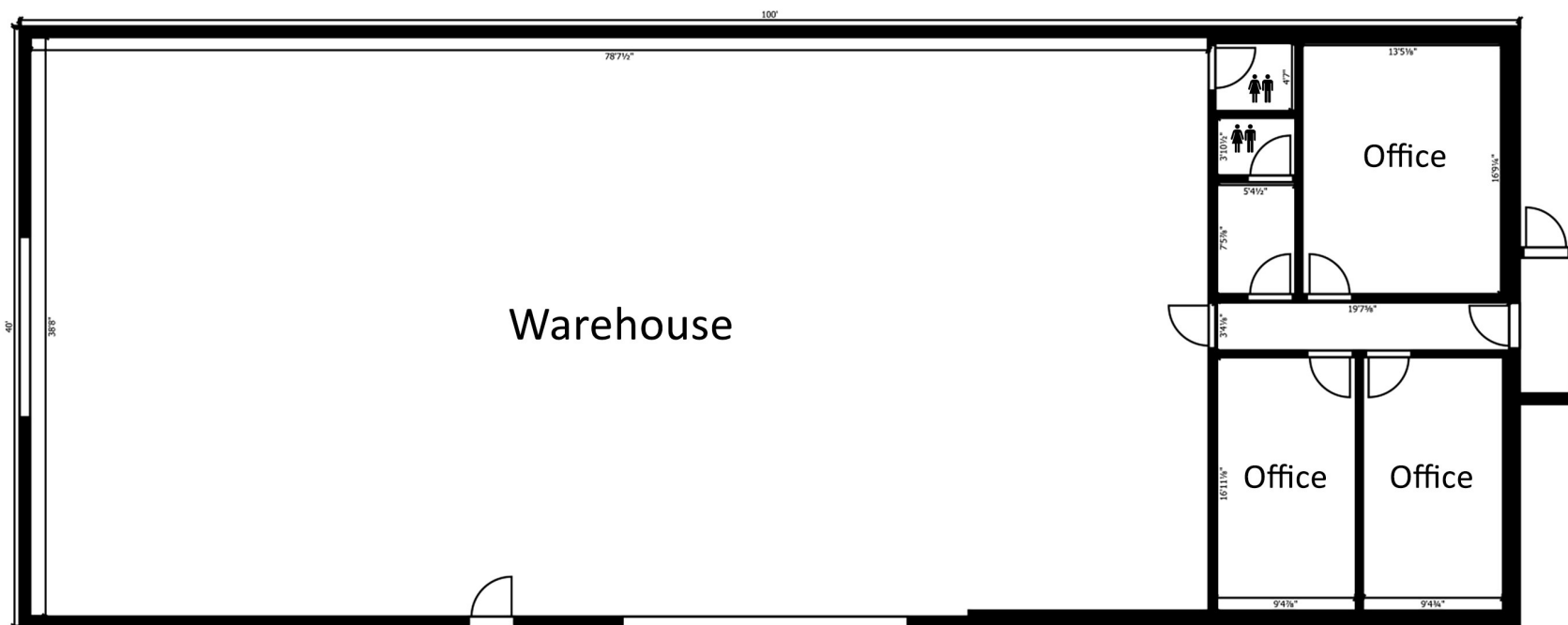
6010 East Hwy 191, Ste. 145 | Odessa, TX 79762 | Office: 432.582.2250 | www.havensgroup.net

### DISCLAIMER

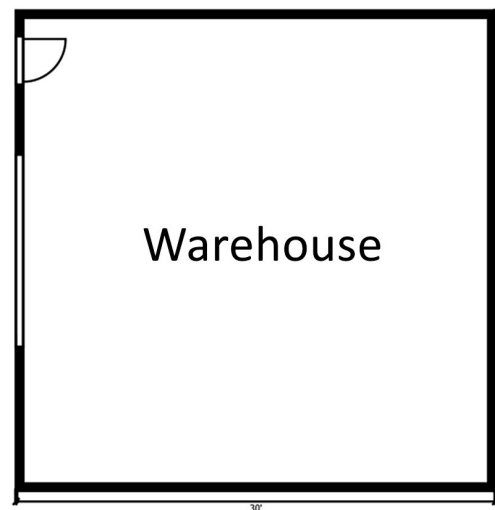
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## 7900 Interstate 20 Floor Plan



### Electric

- 3 Phase - 120/240 V - 400 Amp

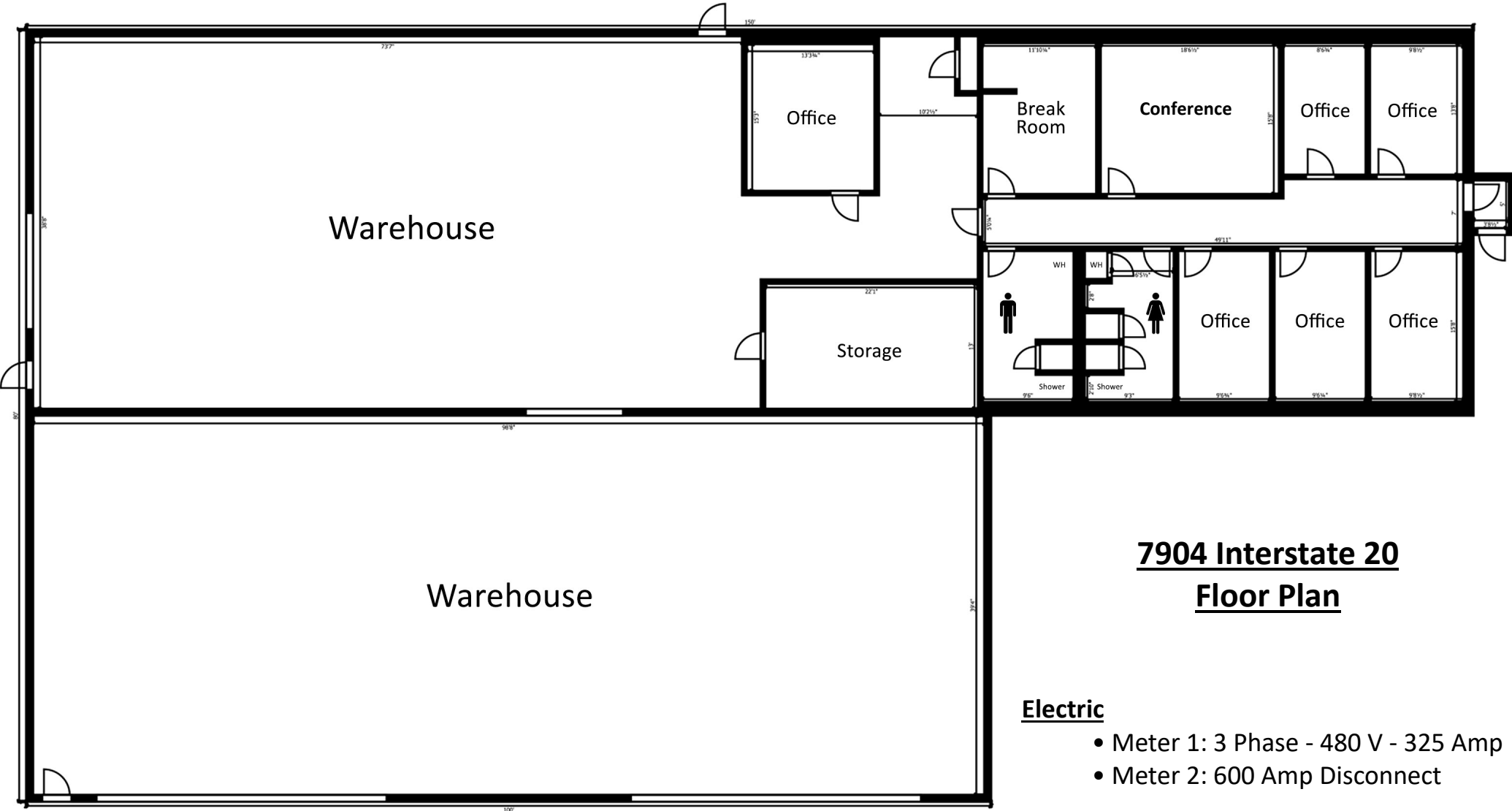
\*Information received from Seller.

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#### DISCLAIMER

# INDUSTRIAL PROPERTY AVAILABLE FOR SALE

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## 7904 Interstate 20 Floor Plan

### Electric

- Meter 1: 3 Phase - 480 V - 325 Amp
- Meter 2: 600 Amp Disconnect

\*Electrical Information received from Seller.

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DISCLAIMER

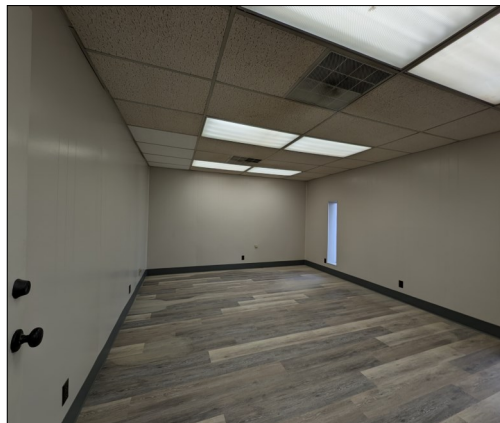
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## 7900 Interstate 20 - Photos



## 7904 Interstate 20 - Photos

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Midland International  
Air & Space Port

REPUBLIC  
SERVICES

PATRIOT  
PREMIUM THREADING SERVICES

Business 20

CMC BUSINESS  
SYSTEMS, INC.

PEAK  
COMPLETIONS

REXEL

Liberty Oilfield Services

CEC

SPINDLETOP  
STEEL PRODUCTS

NXL  
EXTRUDERS

MILFORD  
THE BYRONER CHOICE

DECK STUBBY

PUMPS PLUS

GAGE  
WESTERN

MESQUITE  
OIL TOOLS INC.

ELLIS  
Subsurface Pumps & Tools

IMPERATIVE  
CHEMICAL PARTNERS

Peak

PRO  
DIRECTIONAL

EYOND  
Engineering & Testing

Expert Pumping Unit Services

KC  
PIPE

WELDING  
SUPPLY

MILLER  
INSULATION

PHOENIX

Interstate 20

TROJAN

DELTA  
FUEL

Snelson Tim Pumping Unit Services

Schlumberger

SAFETY  
SERVICES, LLC

RANGER  
STEEL SERVICES

SPM Oil & Gas  
A Caterpillar Company

**Subject Property**

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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 undefined 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:
  - 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.

<b>The Havens Group, Inc.</b>	<b>523430</b>	<b>(432)582-2250</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Janice Havens</b>	<b>441019</b>	<b>(432)582-2250</b>
Designated Broker of Firm	License No.	Phone
<b>N/A</b>		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<b>N/A</b>		
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date

**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
 TXR-2501  
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 IABS 1-0 Date  
 Unfiled  
[www.lwolf.com](http://www.lwolf.com)