

SUBLEASE: CRANE SERVED 5 BAY SHOP W/ WASH-BAY

INDUSTRIAL FOR LEASE

3710 S County Rd 1276, Midland, TX 79706



TUCKER SCHNEEMANN

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NRG REALTY GROUP
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OFFERING SUMMARY

Lease Rate:	\$18,000.00 /Mo (NNN)
Sublease Term Through:	6/30/2027
Building Size:	13,905 SF
Lot Size:	2.33 Acres
Year Built:	2019
Zoning:	Outside City Limits

PROPERTY OVERVIEW

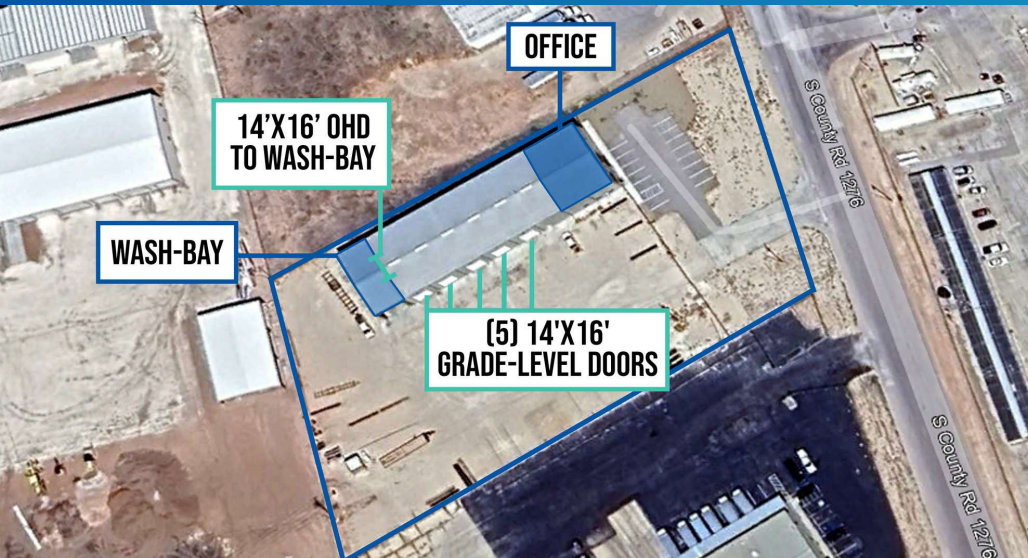
13,905 SF industrial building on 2.33 Acres between Midland and Odessa. The 2,340 SF office space includes a reception area with designated reception office, 4 private offices, a 5th executive's office, a large conference room that can double for training, an office break room, a separate shop break room and shop restroom. The office is designed with a 2,340 SF mezzanine for future 2nd story office build-out. The shop is 60' wide with (5) 14'x16' drive-in bay doors. There is a 10-ton crane and 3-Phase/480V power. The shop was recently expanded with a 14'x16' OHD leading to a 1,860 SF wash-bay. Outside city limits, no zoning. Serviced by well, septic, and AT&T internet. Available now, sublease term through June 30th, 2027. Contact Tucker Schneemann for more details.

LOCATION OVERVIEW

The site is located in between Midland and Odessa with convenient access to Interstate 20, 1788, and Highway 80 (Business 20). Nearby companies included Patterson-UTI, FedEx, Downing Wellhead, Texas International Oil Tools, Grainger, Warren Cat, Exterran, and CSI Compressco.

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PROPERTY HIGHLIGHTS

- 13,905 SF on 2.33 Acres
- 2,340 SF Office: 4 Offices, 5th Executive Office
- Reception Office, Reception Area
- Large Conference Room, Separate Shop Break Room & Restroom
- Mezzanine above office for future expansion
- 9,705 SF Shop - 60' Wide
- (5) 14'x16' doors
- (1) 10-ton Crane
- 1,806 SF Wash-Bay
- 3-Phase/480V power
- ATT internet, well, and septic
- Outside City Limits, No Zoning
- Sublease Term Through June 30, 2027



TUCKER SCHNEEMANN

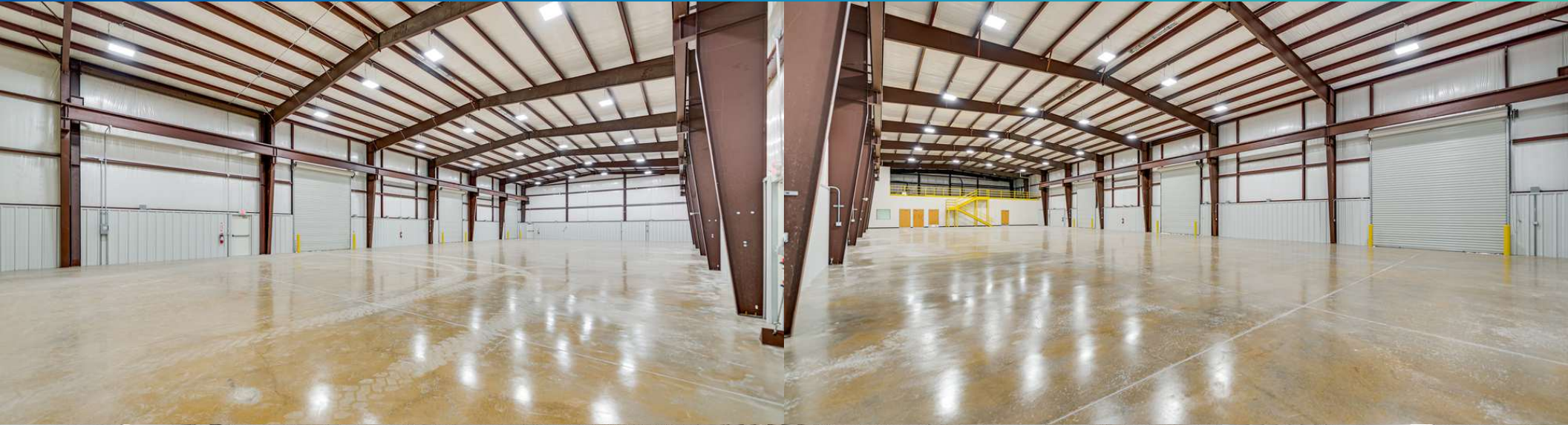
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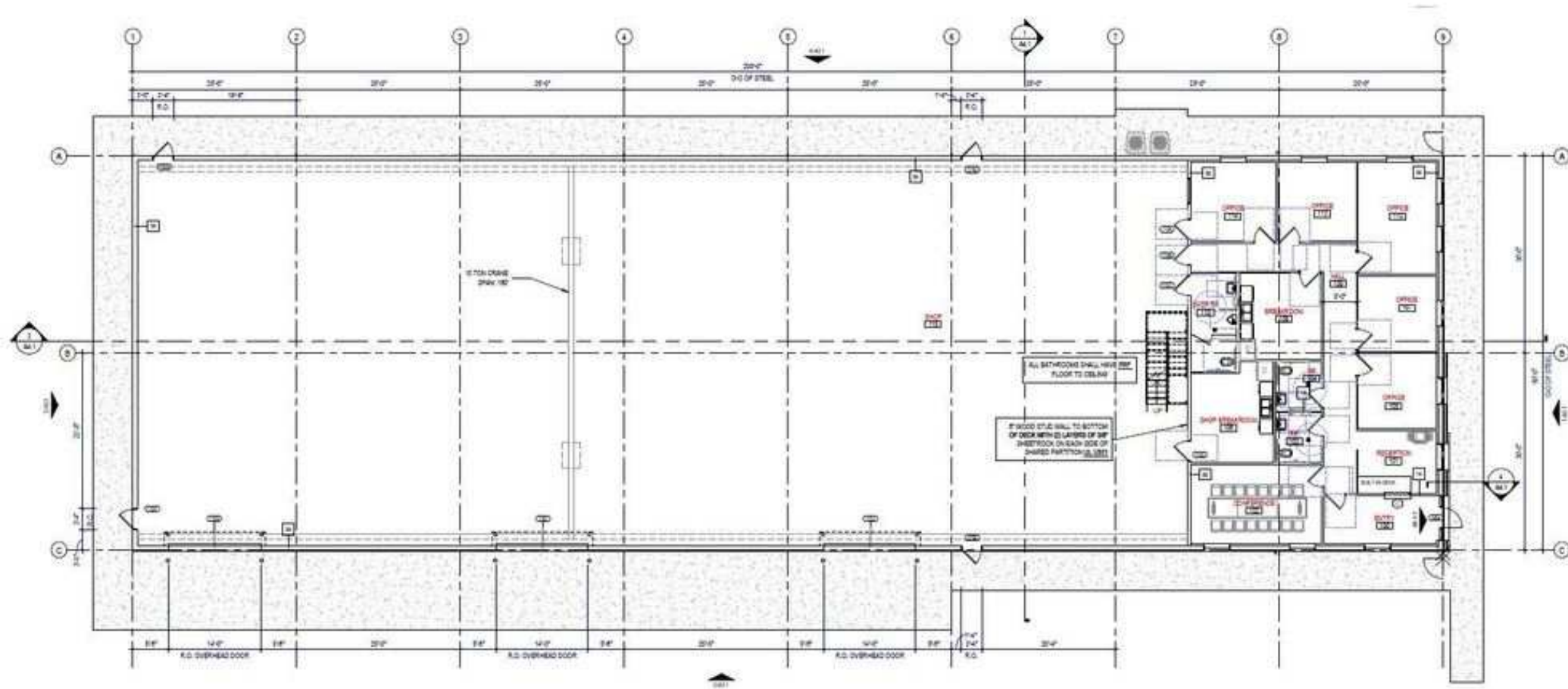
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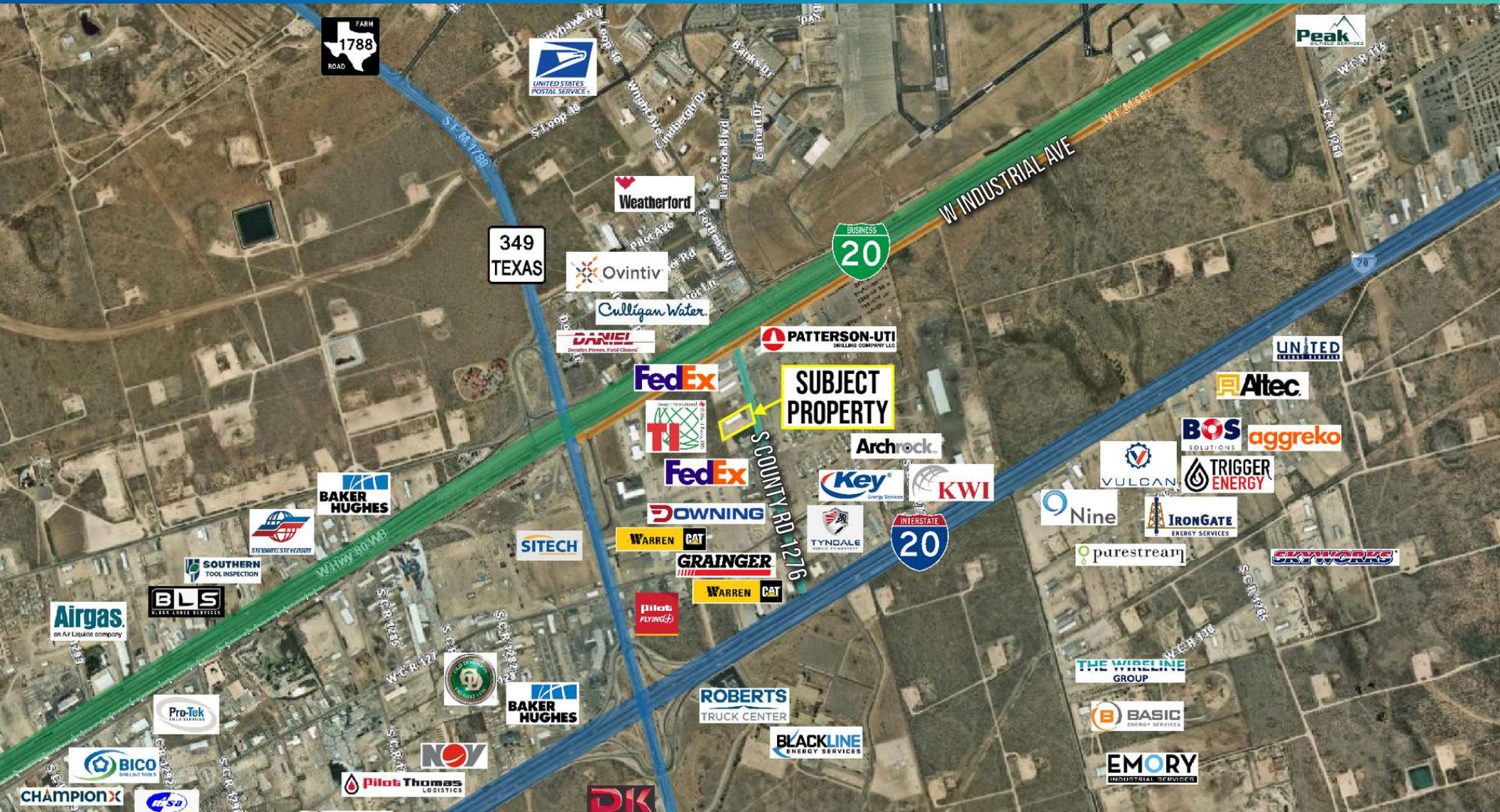
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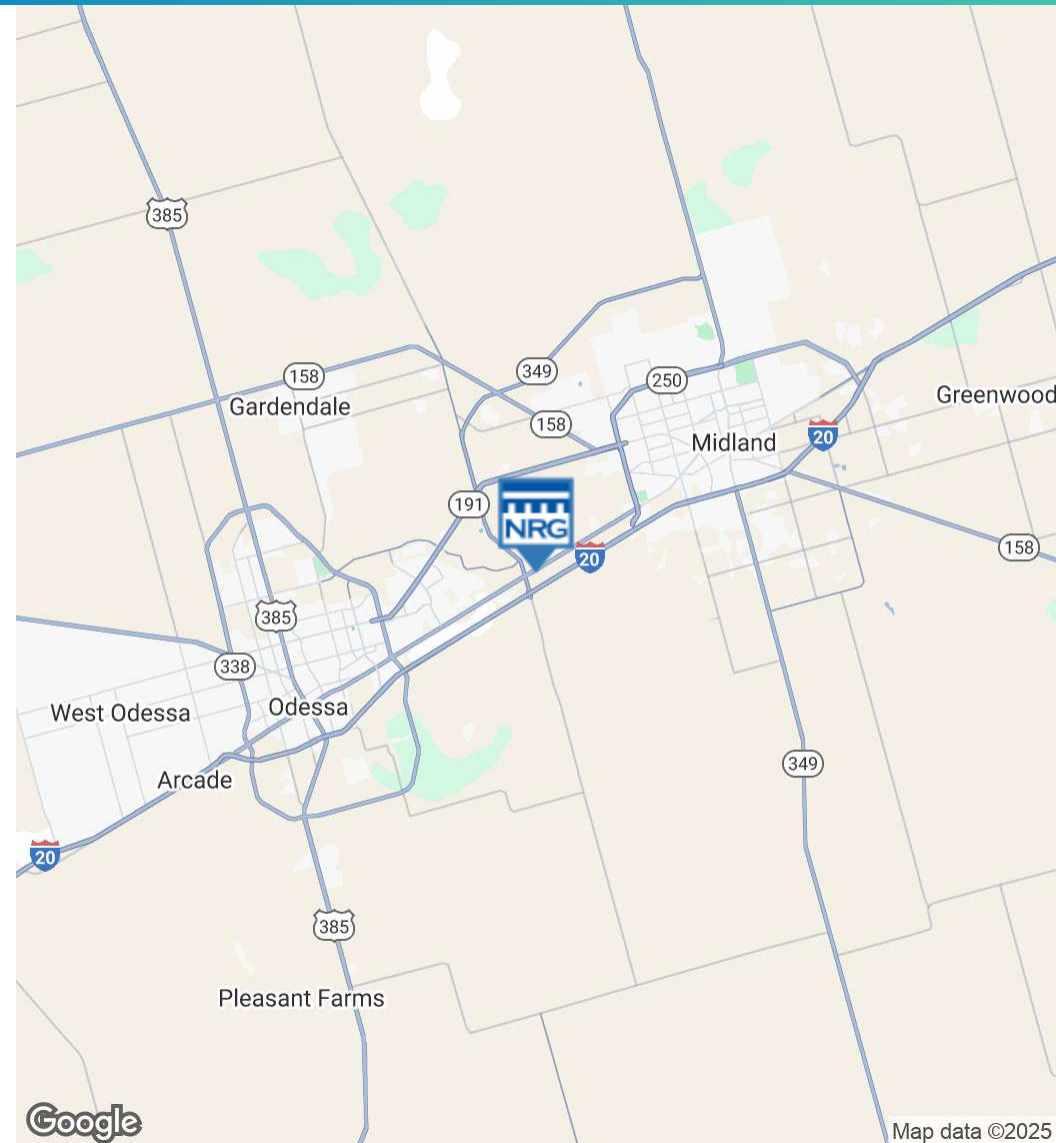
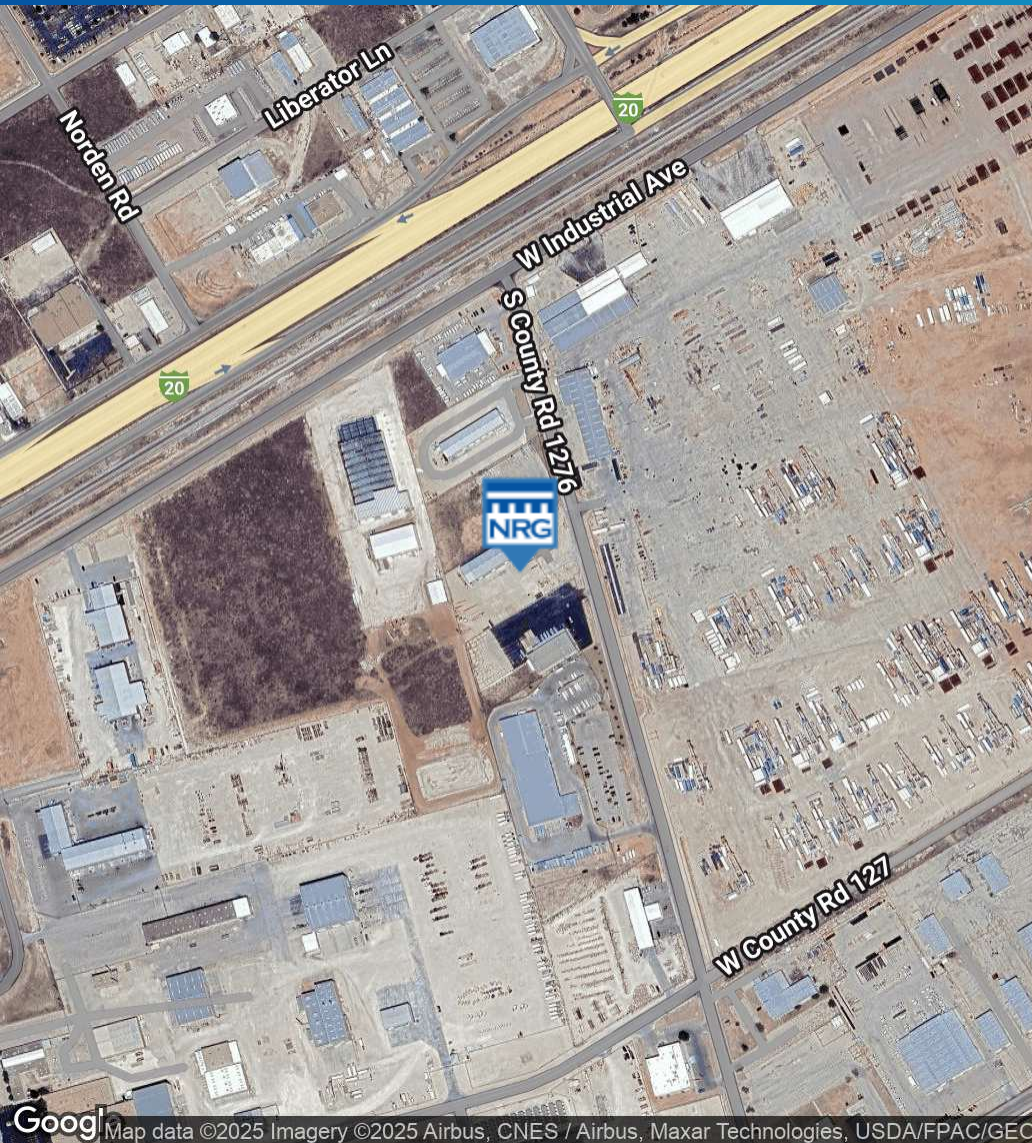
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Information About Brokerage Services

11/2/2015

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 underlined 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tucker Schneemann	767730	tucker@nrgrealtygroup.com	(432)661-4880
Sales Agent/Associate's Name	License No.	Email	Phone

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

3610 SCR 1232

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