

# 24,000 SF CLASS-A INDUSTRIAL FACILITY OFF I-20

9817-B W Interstate 20, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



JUSTIN DODD

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NRG REALTY GROUP

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$4,800,000.00
Price / SF:	\$200.00
Lease Rate:	Contact Broker
Building Size:	24,000 SF
Lot Size:	4.5 Acres
Year Built:	2024
Zoning:	None

### PROPERTY OVERVIEW

New construction on Interstate 20: 24,000 SF industrial service facility on 4.5 Acres. The building is 10-ton crane ready with 26' eave height, featuring 10 drive-through bays and a fully enclosed drive-through wash-bay. The first floor office is 2,400 SF with 7 offices, a conference room, and break room with 2 additional shop offices and a shop breakroom. The second floor is currently 2,000 SF of mezzanine space but can be converted into additional office space. Located outside city limits and serviced by city water and AT&T fiber internet, this property offers flexibility and prime access near I-20. An excellent opportunity for businesses seeking a class-A facility in the Permian Basin sure to impress clients and employees.

### LOCATION OVERVIEW

This property is located in the Entrada Business Park with frontage on I-20 in Midland. Approximately 1/2 mile from FM 1788, 1.5 miles to W Industrial Ave, and 5 miles to Midland International Airport.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 24,000 SF on 4.5 Acres
- 2,400 SF Office
- 6 Offices, Conference Room, and Breakroom
- 2 Shop Offices and Shop Breakroom
- 10-ton Crane Ready
- 10 Drive-Through Bays
- Enclosed Drive-Through Wash-Bay
- Option to Convert 2,000 SF Mezzanine into Additional Office
- City Water & AT&T Fiber Internet



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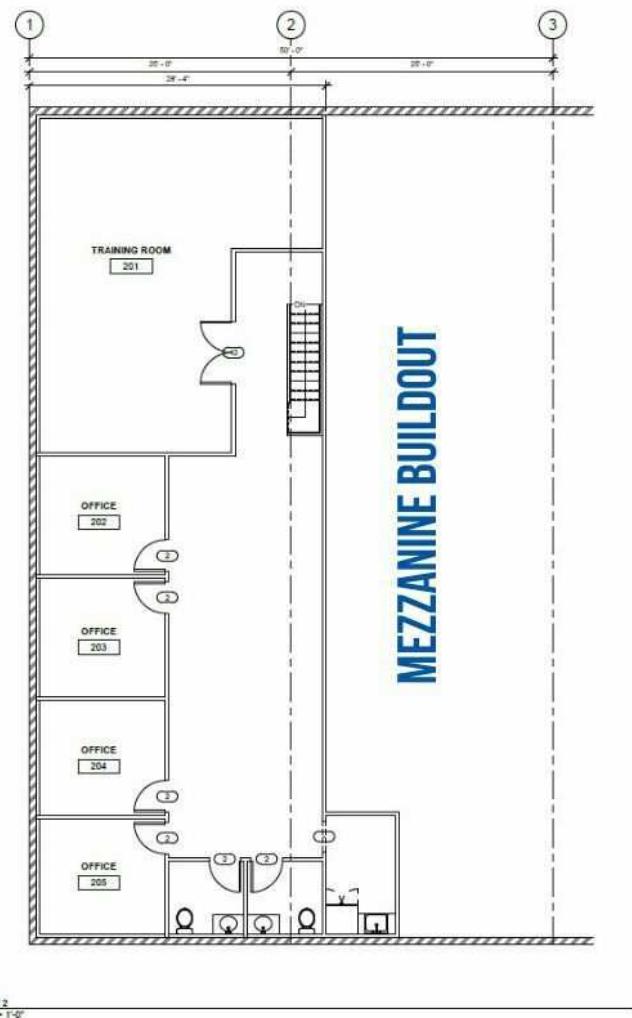
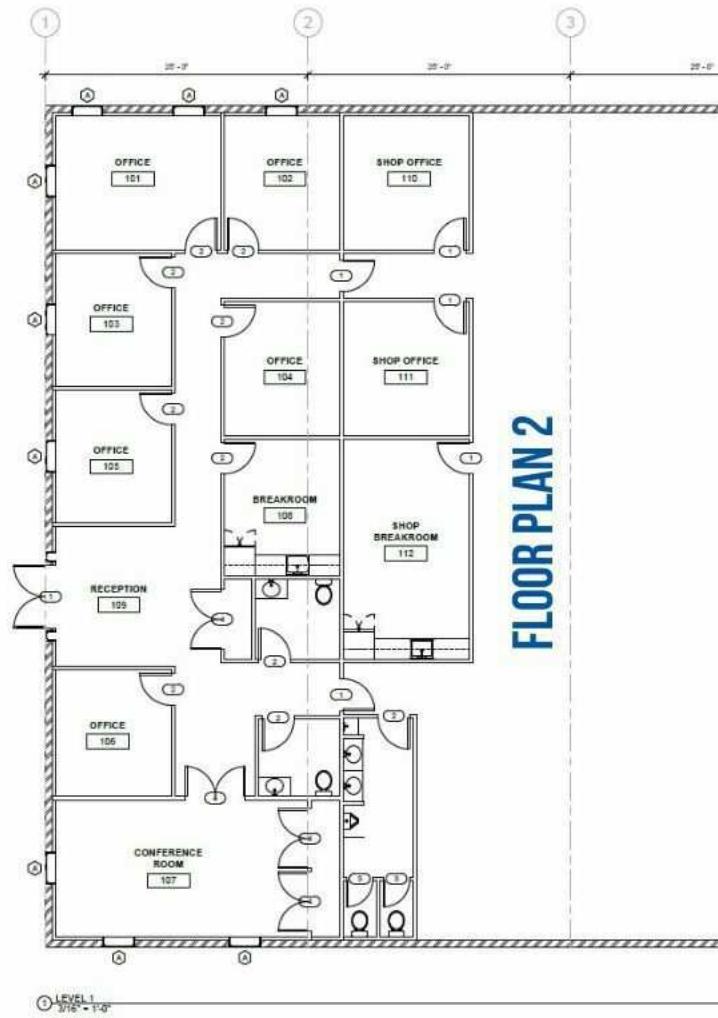
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OFFICE & MEZZANINE FLOOR PLANS



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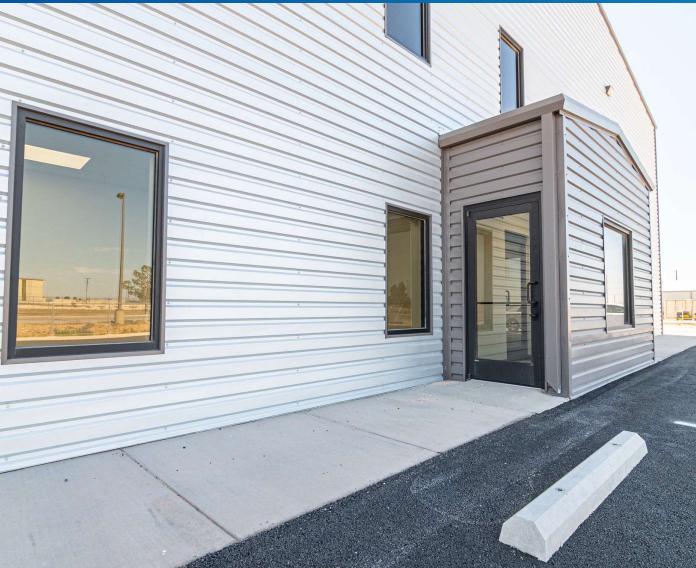
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ADDITIONAL PHOTOS



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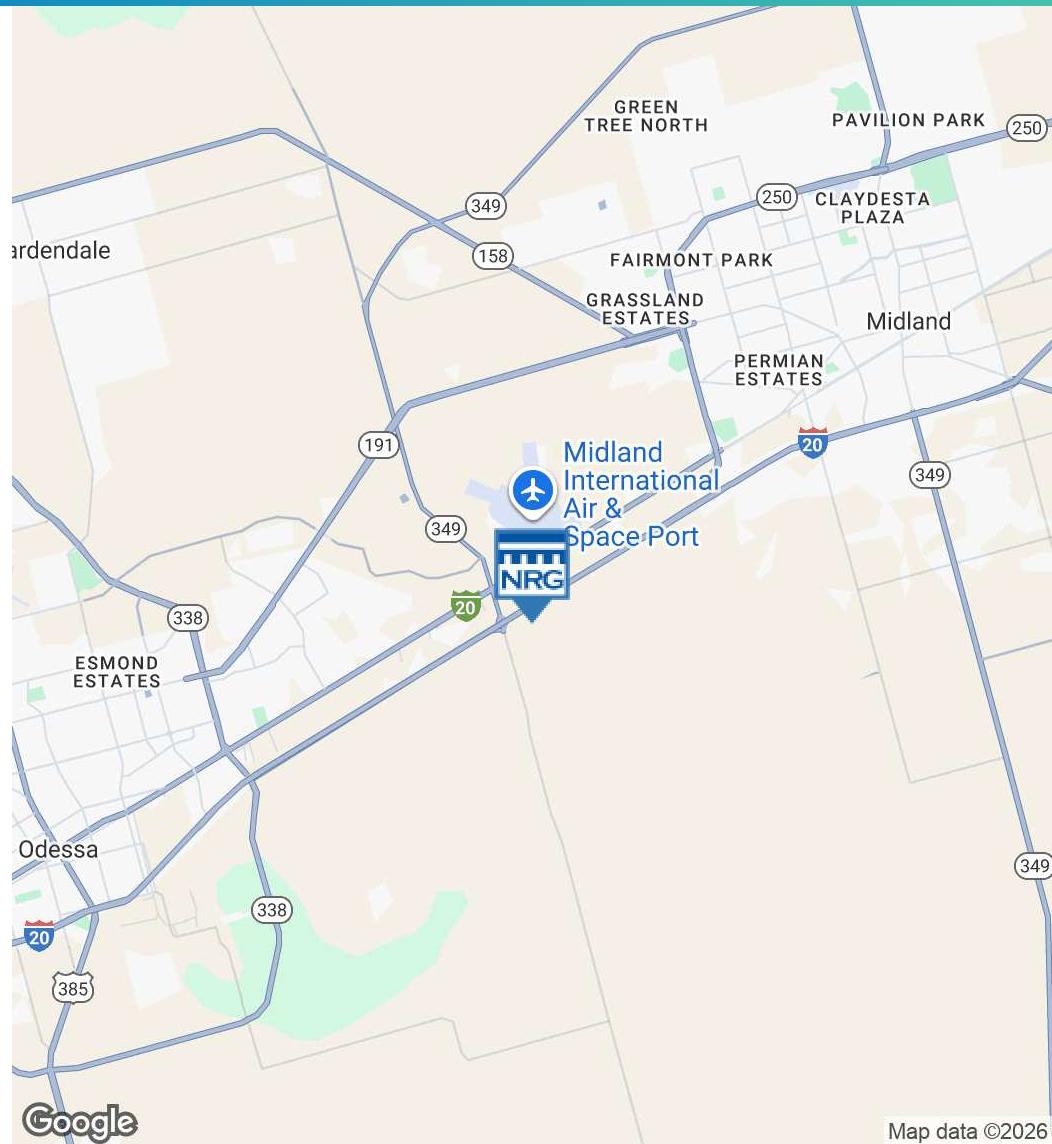
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MAPS



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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 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:
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976+-</b>
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

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Phone: (214)534-7976

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**9817-B W INTERSTATE 20, MIDLAND, TX 79706**



## **CONTACT BROKERS:**

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## **NRG REALTY GROUP**

### **DALLAS OFFICE**

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### **MIDLAND OFFICE**

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