

INDUSTRIAL COMPLEX ON I-20 WITH MULTIPLE CRANES & WASH-BAY

INDUSTRIAL FOR LEASE

7100 W INTERSTATE 20

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	38,033 SF
Lot Size:	12 Acres
Year Built:	2012
Zoning:	None
Sublease Term Through:	8/31/2027

PROPERTY OVERVIEW

Sublease opportunity in Midland, TX! This property is an industrial complex featuring 3 buildings totaling 38,033 SF on 12 Acres. Building 1 is the 10,118 SF office building which includes 20 offices, conference room, training room, IT room, break room, storage/file closets, men's & women's restrooms, and an executive office with private restroom & shower. The office space has central HVAC, security magnet doors, security cameras, ceramic/hardwood/carpeted floors, and granite counter tops. Building 2 is 22,586 SF with office and shop space. The office space includes restrooms, locker room with showers, and central HVAC. The shop space includes a covered wash-bay, (10) 14' x 16' overhead doors, (2) 5-ton bridge cranes, (1) 10-ton bridge crane, and built to a 24' eave height. Building 3 is 5,329 SF of shop space enclosed on 3 sides with a 24' eave height. Other site improvements include security cameras throughout the property, electric gate with keypad entry at main entrance, 2 additional gates, caliche & asphalt millings yard, and an ancillary structure for additional bathrooms. The site is serviced by (5) septic systems and (3) water wells. For sublease through 8/31/2027.

LOCATION OVERVIEW

The property is located on Interstate 20 between FM 1788 (3.5 miles) and Loop 250 (1.4 miles). Just 4 miles to the Midland International Airport. The site has ±730' of frontage on Interstate 20.

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PROPERTY HIGHLIGHTS

- 3 Buildings totaling 38,033 SF on 12 Acres
- Office Building: 10,118 SF
- 20 Offices, Conference & Training Rooms
- Executive Office w/ Private Restroom & Shower
- Building 2: 22,586 SF Office/Shop
- Locker Room w/ Showers
- Covered Wash-Bay
- (10) 14' x 16' Overhead Doors
- (2) 5-ton Cranes, (1) 10-ton Crane
- Building 3: 5,329 SF 3-Sided Shop
- Security Cameras Throughout Property
- (1) Keypad Entry Gate & (2) Electric Gates
- (5) Septic Systems & (3) Water Wells
- Sublease Term Through 8/31/2027



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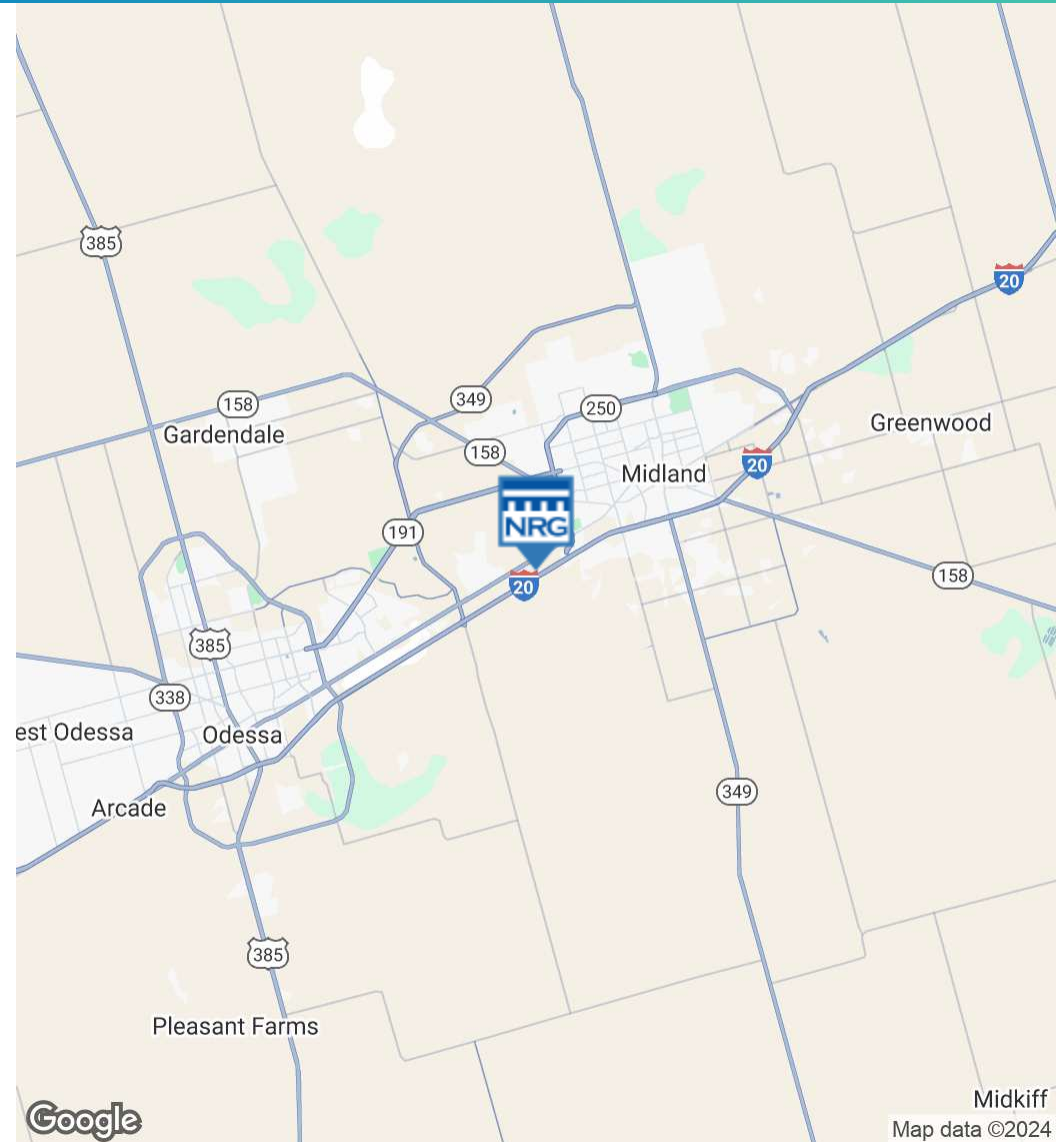
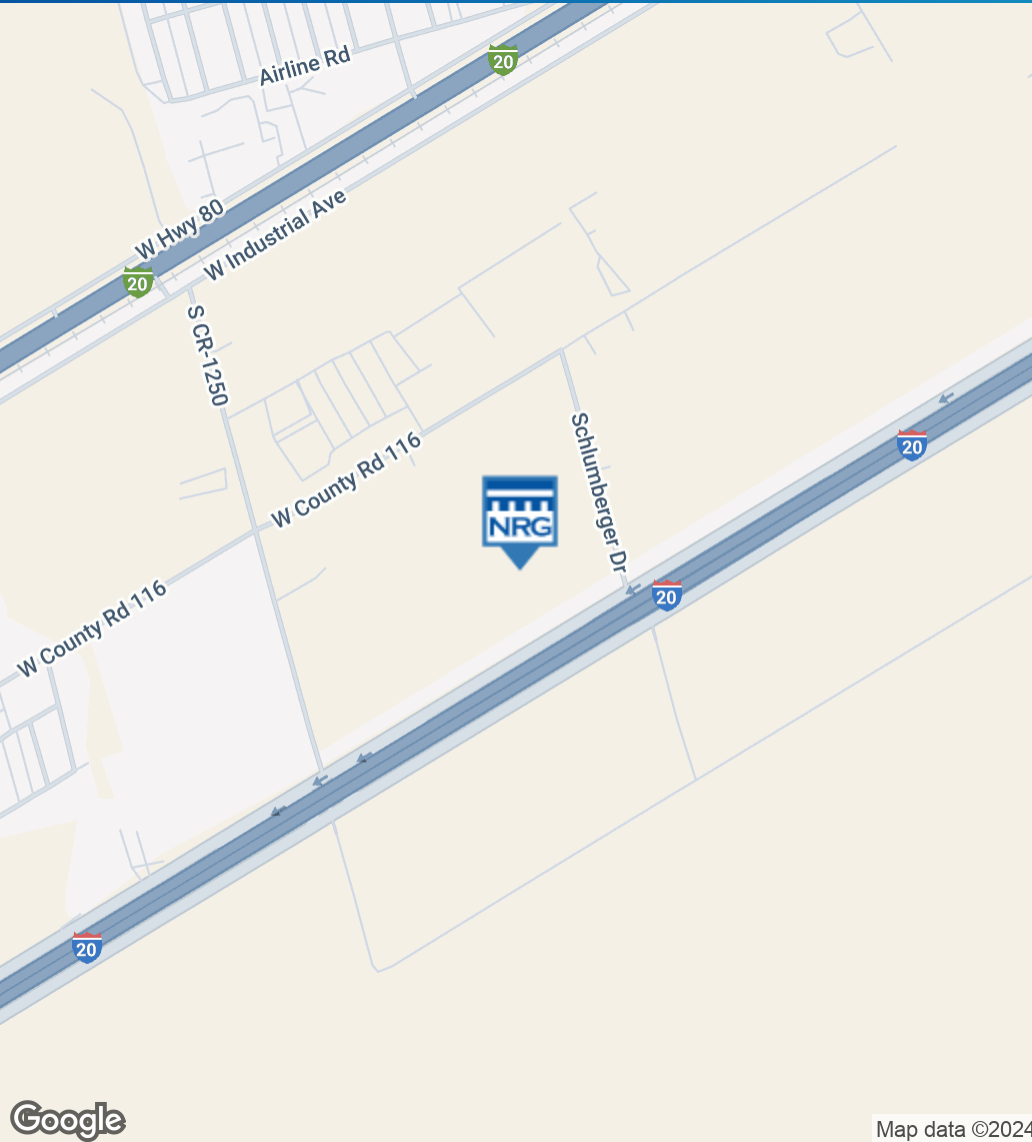
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Information About Brokerage Services

Texas law requires all real estate license holders 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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Buyer/Tenant/Seller/Landlord Initials

Date



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