

FOR LEASE

6712 FM 715 | MIDLAND, TX 79706



LARRY NIELSEN

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CONTACT BROKER



High-Visibility Shop/Office on +/2.06 acres in Midland, TX! This industrial building, built in 2019, is 8,750 SF under the roof and fronts FM 715 in Midland Texas. The office space is 1,500 SF with (4) private offices, a conference room, a reception area, and (2) restrooms. The warehouse is 6,500 SF (120'x50') with (3) drive-through bays and (1) drive-in bay from the wash bay. All (6) overhead doors are 14'x16', with the eave height of the warehouse at 22'. The shop is 5-ton crane-ready and has a shop restroom with a shower. The shop also has a 1,250 SF covered wash bay that drains into (2) underground 1,500 poly-tanks. The property is fenced and secured with (2) 20' rolling gates. The property is serviced with a water well, septic system, and 3-phase electrical service. Contact Larry Nielsen for more details or to tour this property.

PROPERTY FEATURES

- 1,500 SF Office Space | 4 Private
- 6,000 SF Warehouse Area
- 1,250 SF Covered Wash bay
- (7) 14' x 16' Overhead Doors
- 22' Eve Height
- Water Well and Septic System
- 5-Ton Crane Ready
- Shop Shower and Restroom
- 3 Phase Electric Service

LEASE RATE: \$13,500.00 NNN

- Lease \$/PSF/YR: \$18.52
- Year Built: 2019
- Lot Size: +/- 2.06 AC
- Zoning: County-No known restrictions



LOCATION OVERVIEW

This property is located in the southeast area of Midland, TX, home of the most prolific oil and gas shale play, the Permian Basin. The Permian Basin is a critical driver of the U.S. energy sector, contributing significantly to domestic oil production and influencing global energy markets. Its vast reserves and advanced extraction technologies support economic growth in surrounding areas and play a key role in enhancing energy independence and sustainability for the nation.

DIRECTIONS

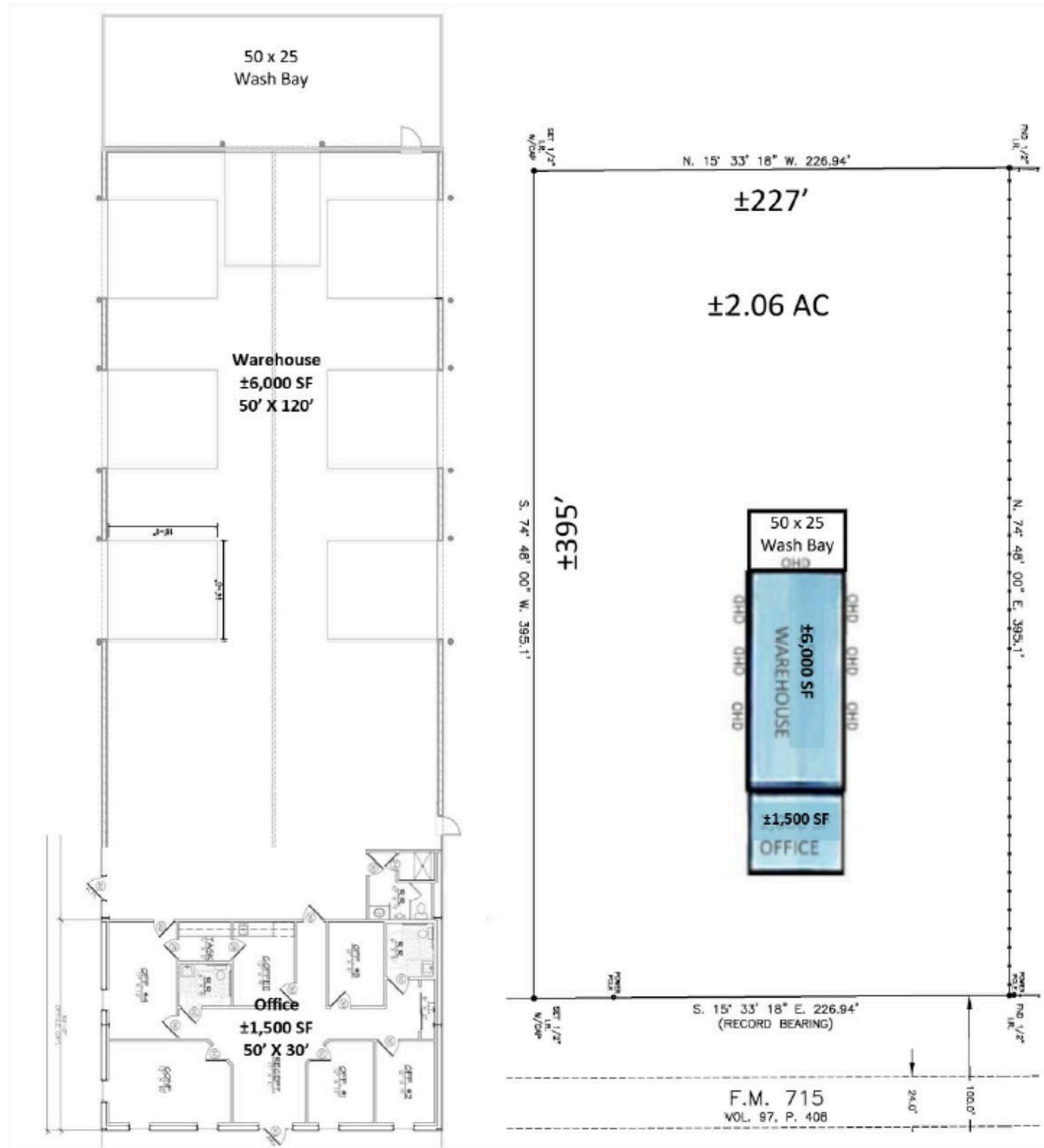
From the Intersection of east Interstate 20 and FM 715, travel 4.35 miles south to the property on the east side of FM 715.





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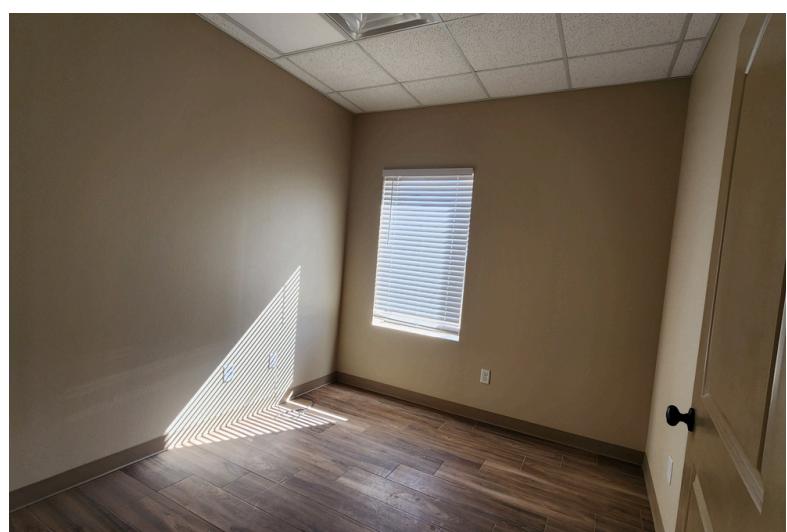
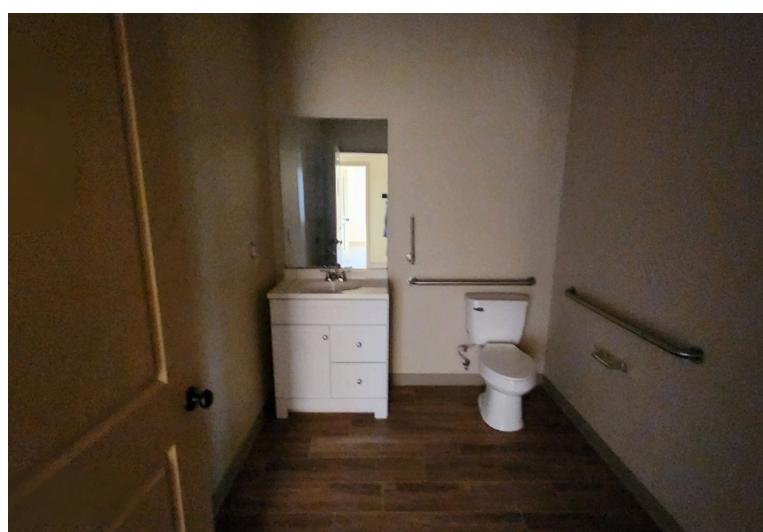
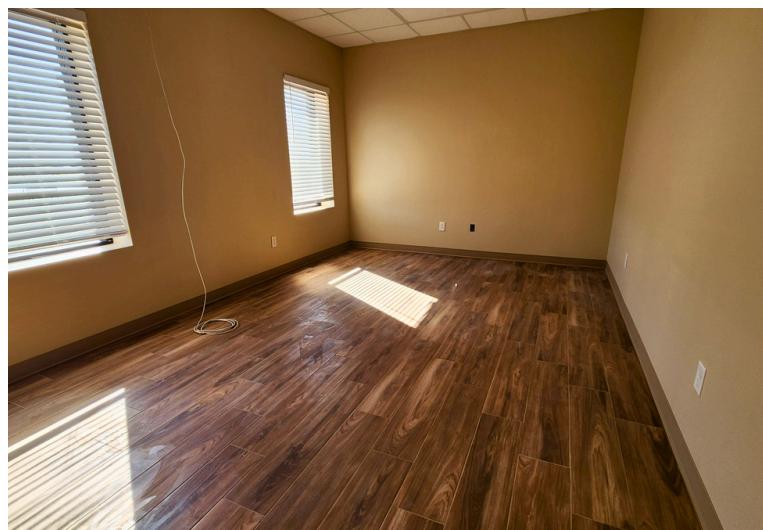
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Information About Brokerage Services

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:
 - 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.

The Real Estate Ranch LLC 9007202 realestateranch@aol.com 432-688-8200

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Thomas Johnston	0542176	realestateranch@aol.com	432-934-3333
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Larry Nielsen	680101	Ironwolfrealtygroup@gmail.com	432-260-0088
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date