

CRANE SERVED SHOP W/ OUTDOOR STORAGE

INDUSTRIAL FOR LEASE

5100 S FM 715

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$19,500.00 /Mo + NNN
Rate PSF/Mo	\$1.44
Sale Price	\$2,400,000
Building Size:	13,500 SF
Lot Size:	4.23 Acres
Year Built:	2019
Zoning:	None

PROPERTY OVERVIEW

Take advantage of this prime property offering several amenities like a 10-ton crane, large outside storage yard, and 2nd floor apartments. The property totals 13,500 SF under roof on 4.23 Acres. There is 2,250 SF of office space on the first floor and 2,250 SF of living space on the 2nd floor. The shop is 7,125 SF featuring (1) 10-ton crane and 3 drive-in bays with 16' overhead doors. The property also features 1,875 SF wash-bay. Site is fully fenced & secured with one access gate on FM 715. There is a 3 bed house that sits on approximately 0.50 Acres at the front of the shop on FM 715 that can be leased for an additional cost per month. Contact broker for more details. Property will be available for lease or sale September 1, 2024.

LOCATION OVERVIEW

The property is located on FM 715 in Midland. Approximately 4 miles South of I-20, 2.4 miles East of St Hwy 349, and 16 miles to the Midland International Airport.

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PROPERTY HIGHLIGHTS

- 13,500 SF on 4.23 Acres | Available 9/1/2024
- 2,250 SF Office Space
- 2,250 SF 2nd Floor Living Area
- 7,125 SF Shop | 75' Wide
- 1,875 SF Wash-Bay
- (1) 10-ton Crane | 3-Phase Power
- 3 Drive-in Bays with 16' OHD's
- Insulated OHD's with automatic openers
- Outside city limits, no zoning restrictions
- No certificate of occupancy required



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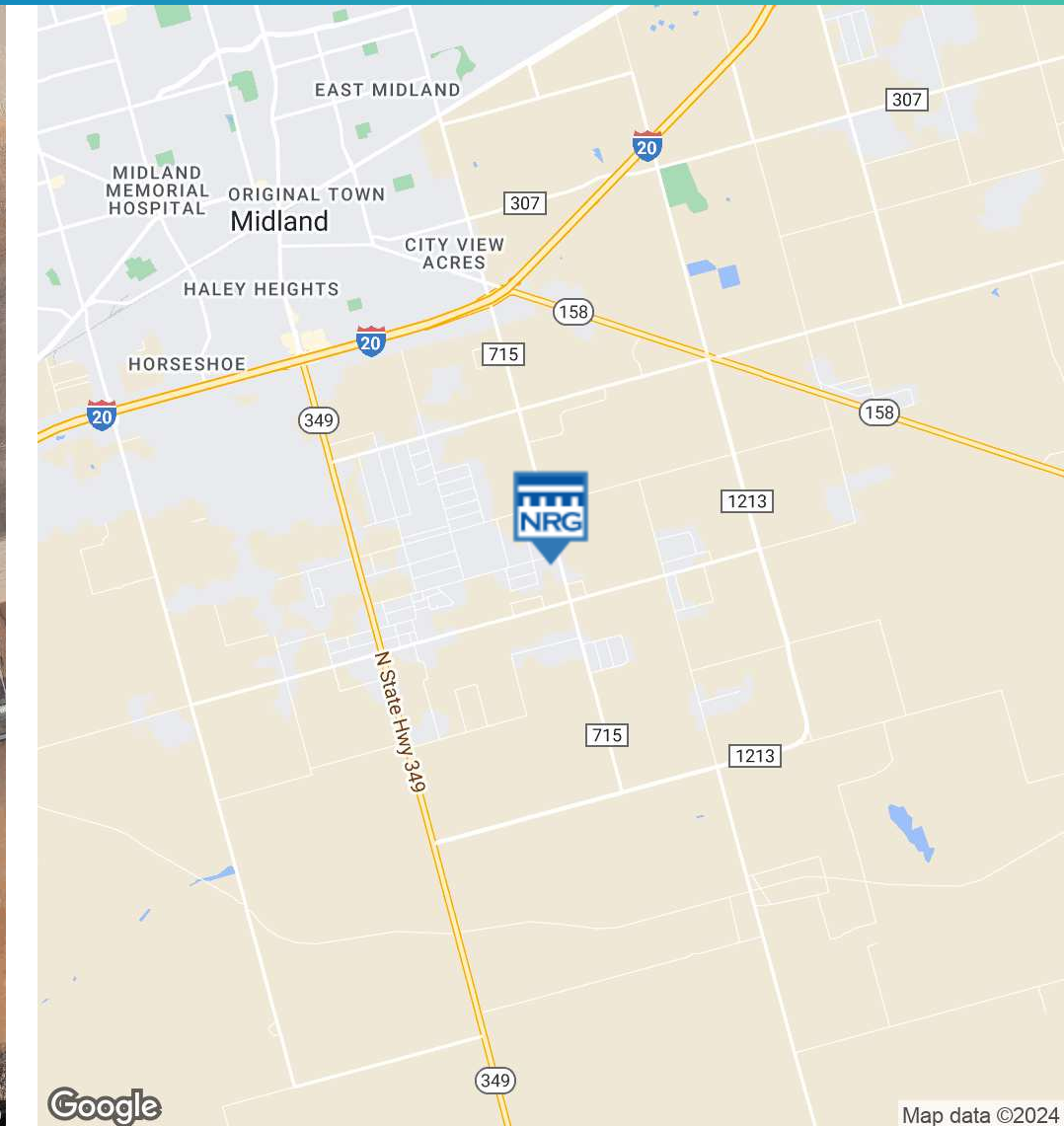
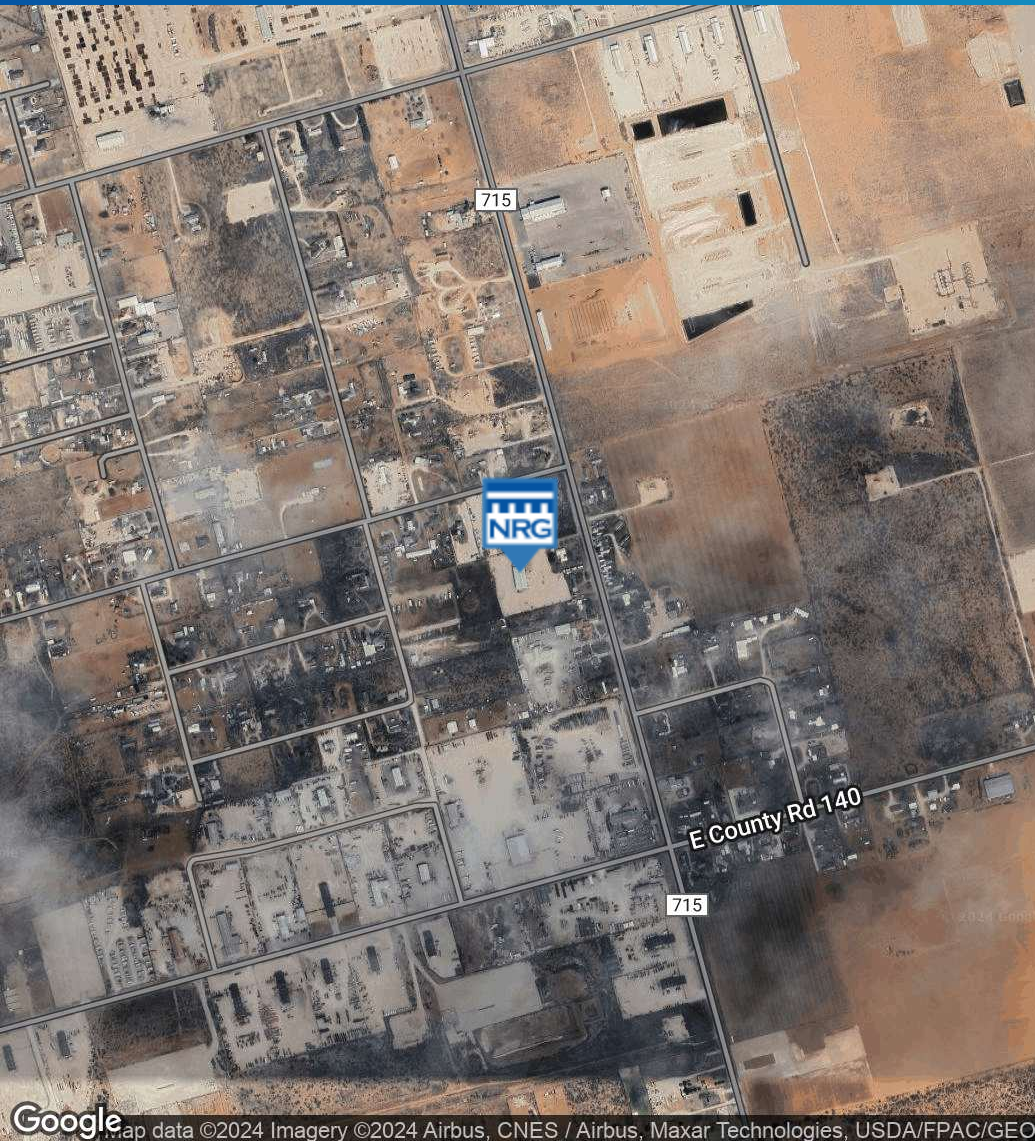
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LOCATION MAP



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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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976 Fax:

Total Directional



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