

MASSIVE 24,836 SF CRANE SERVED SHOP/OFFICE

INDUSTRIAL FOR SALE AND FOR LEASE

7305 FM 1788

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$4,967,200
Price / SF:	\$200.00
Lease Rate:	\$45,000.00 /Mo (NNN)
Building Size:	24,836 SF
Lot Size:	11.09 Acres
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This 24,836 SF industrial warehouse is a versatile and well-equipped facility designed to meet a variety of needs. The property includes a 4,222 SF office and utility space featuring four private offices, a spacious conference room, parts room, service room, shop inventory and I.T. closet. The warehouse is outfitted with (6) 16'x18' overhead doors, providing excellent access for large vehicles, equipment, and shipments. There are multiple 5-ton jib cranes, a 50-ton bridge crane with (2) 25-ton hoists, and a drive-in paint booth system. The site also includes (2) man camp trailers with ten (10) bedrooms each.

LOCATION OVERVIEW

Located just 3 miles north of Highway I-20 in Midland, Texas, this industrial warehouse offers prime accessibility for businesses seeking efficient logistics and proximity to the region's key transportation routes. The location provides seamless connectivity to the Permian Basin's energy sector, major hubs like Odessa, and other major Texas cities.

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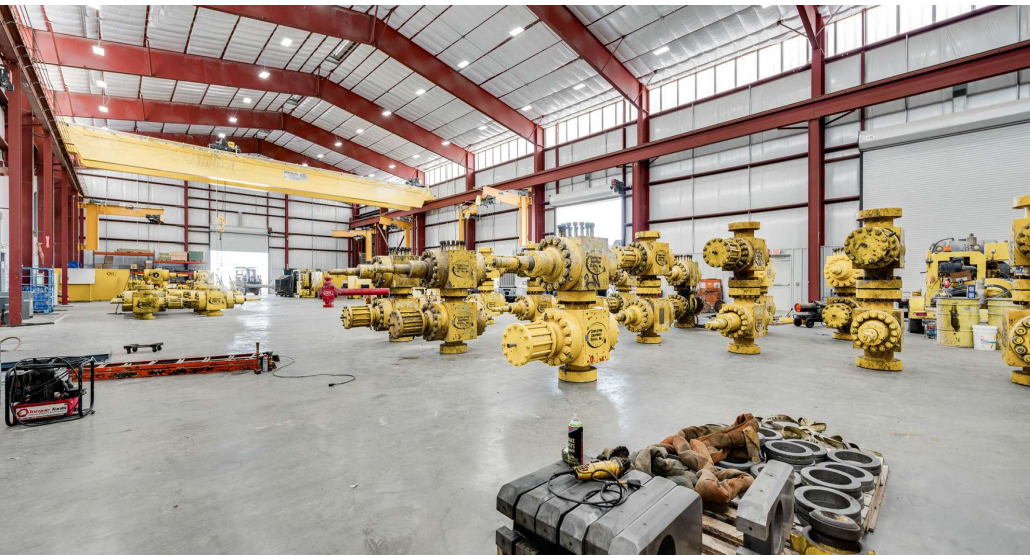
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PROPERTY HIGHLIGHTS

- 24,836 SF on 11.09 Acres
- 4,222 SF Office
- (6) 16'x18' Overhead Doors
- 3,371 SF Separate Wash-Bay
- 1,188 SF Paint Booth
- Outside City Limits
- Multiple 5-ton Jib Cranes
- 50-ton Bridge Crane with (2) 25-ton Hoists
- (2) 10 Bed Man Camp Trailers



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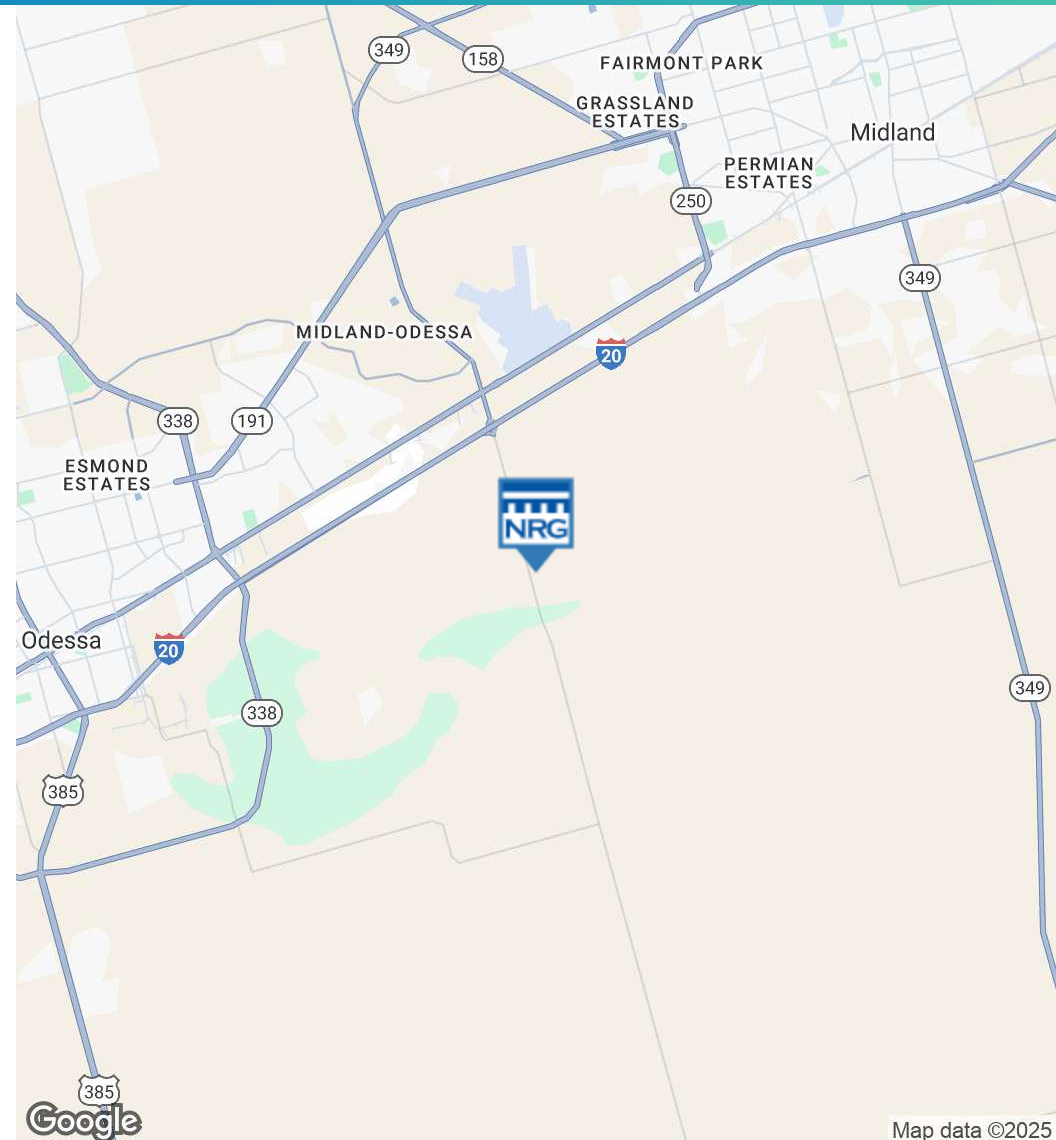
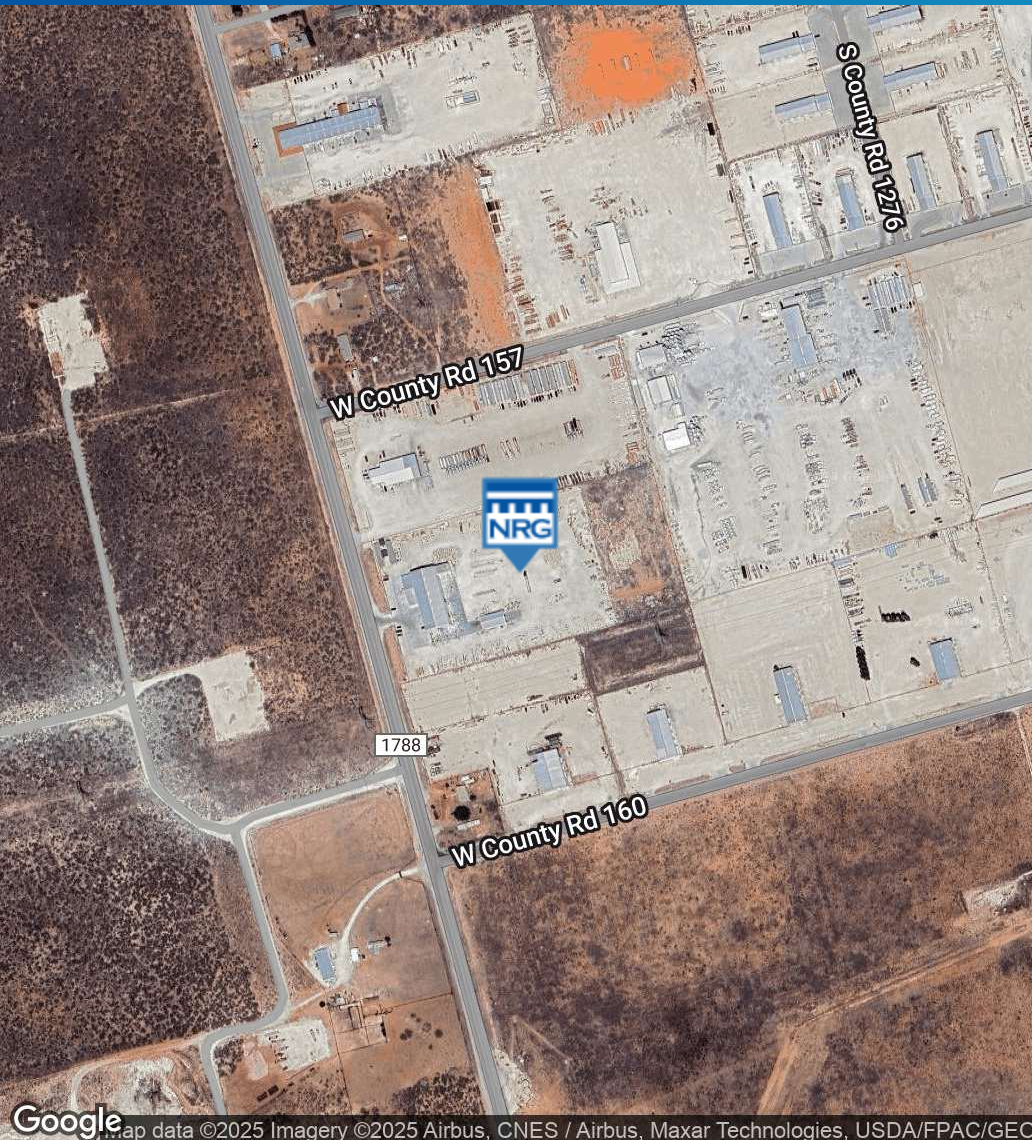
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Information About Brokerage Services

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:
 - 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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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

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

Phone: (214)534-7976

Fax:

Total Directional

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7305 FM 1788 MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

FM 1778

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

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