

INDUSTRIAL SHOP/OFFICE W/WASH-BAY ON 2.45 ACRES

2104 E County Road 130, Midland, TX 79706

INDUSTRIAL FOR LEASE



AMY BRASHER BARNETT

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DAKOTA FLOWERS

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EXECUTIVE SUMMARY

2104 E COUNTY ROAD 130, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$14,900 /Mo (NNN)
Building Size:	8,750 SF
Lot Size:	2.45 Acres
Year Built:	2023
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This 8,750 SF industrial facility sits on approximately 2.45 Acres and is well-positioned for oilfield service or contractor operations. The building is configured with 1,500 SF of office space, 6,000 SF of shop, and a 1,250 SF wash-bay. The office buildout includes 4 private offices, a conference room, kitchen, and 2 restrooms, providing a clean and efficient administrative environment. The shop is designed for productivity, featuring (7) 14' x 16' overhead doors, forming 3 drive-through bays, and a dedicated foreman's office within the shop. The shop is 5-ton crane ready, allowing for future installation to support heavier service capabilities. A fully integrated wash-bay sits at the rear of the shop and is accessible by an overhead door. Fully fenced, secured and serviced by 3-Phase power - this property is ready for your operations. Contact Dakota Flowers or Amy Brasher Barnett for additional details and showing.

LOCATION OVERVIEW

Located in a new industrial park in East Midland, TX, this property is located 2.35 miles South of I-20 on E. County Road 130.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 8,750 SF on 2.45 Acres
- 1,500 SF Office | 4 Offices, Kitchen, Conference Room, Restrooms
- 6,000 SF Shop
- (7) 14' x 16' Overhead Doors, 3 Drive-Through Bays
- Shop Office
- 5-Ton Crane Ready
- 1,250 Wash-Bay
- 3-Phase Power | Fully Fenced



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ADDITIONAL PHOTOS

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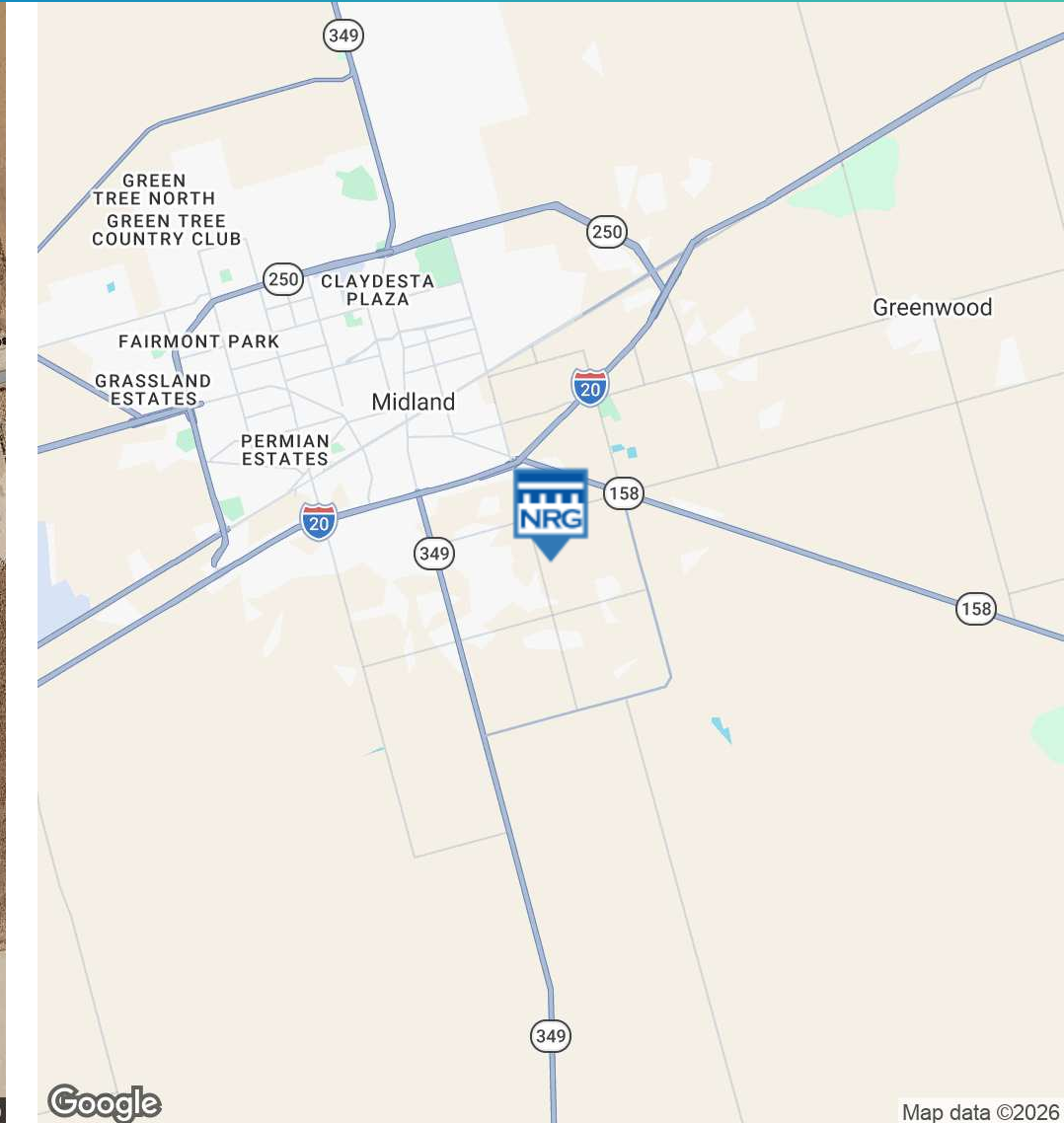
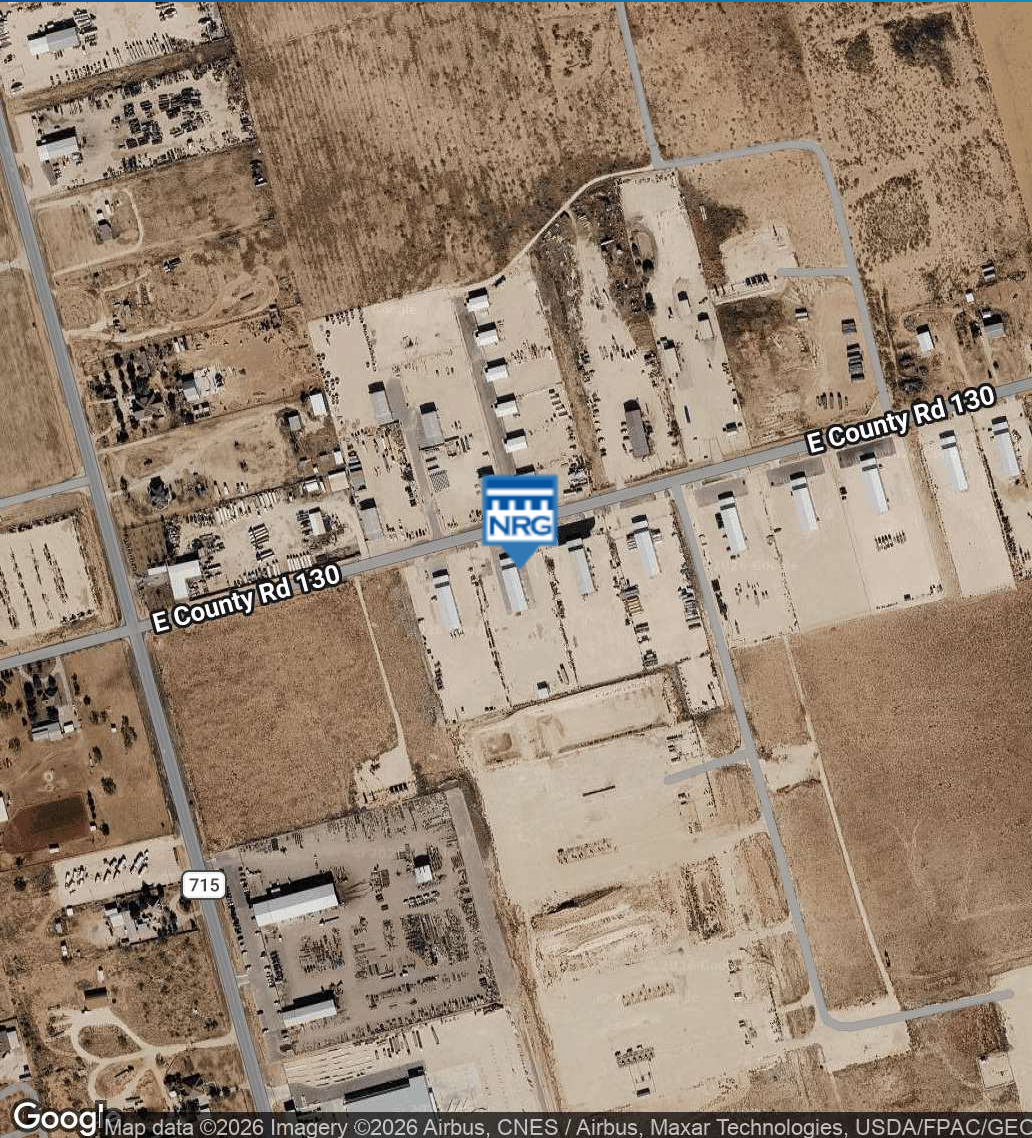
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LOCATION MAP

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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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtgroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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