

# INDUSTRIAL BUILDING FOR SALE

2818 FM 1212, Stanton, TX 79782



±36,400 SF on 50 Acres

Contact Broker For Pricing

**NEWMARK**

*For information, please contact:*

**David Husid**  
t 713-599-5149  
david.husid@nmrk.com

±36,400 SF on 50 Acres



39.574 AC

30' Wide non-exclusive access  
with utilities easement

9.997 AC  
(previous housing facility)

C2801

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# PROPERTY INFORMATION

**50 ACRES TOTAL:** ± 36,400 SF of improvements (2018) on a fenced 39.574 Acre Tract  
9.997 Acre Tract (fenced in) that has water well, septic and power on site (previous housing facility)

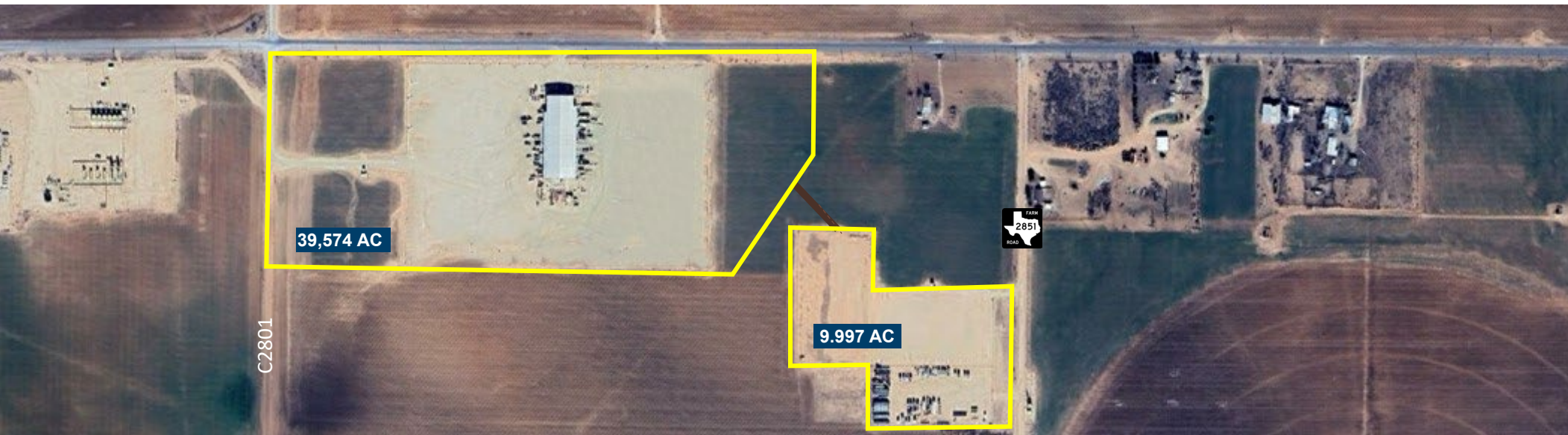
## 10,800 SF TOTAL OFFICE AREA

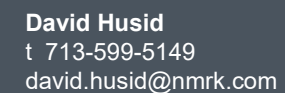
5,400 SF floor plan with 2<sup>nd</sup> floor mezzanine (another 5,400 SF) internal stairs

- Secured entry way to front office area
- Conference rooms and breakroom
- Multiple offices on both floors with bathrooms on both floors
- Training area (over 2,000 SF) and breakout rooms (2<sup>nd</sup> floor)
- Server rack and security monitoring room (2<sup>nd</sup> floor)

## 25,600 SF WAREHOUSE

- Clear Height: Peak 30'
- Doors: 20 Grade level bay doors (10 drive thru on both sides of building)  
19'h x16'w Outside canopy over all doors.
- Power: (2) 240 Volt: (480) Volt total
- Cranes: (2) 20-Ton full length cranes & (2) 5-Ton Jib Cranes
- Warehouse bathroom with showers & lockers
- Additional storage rooms on 1<sup>st</sup> floor and 2<sup>nd</sup> floor area of warehouse





# OFFICE FLOORPLAN – 1<sup>st</sup> Floor

*(2<sup>nd</sup> Floor Plan Unavailable)*







Front of Building View



Exterior & Backside View



Back of Property



10 drive Thru Bay Doors  
← 19'h x 16'w →

Side View





Side View - East



Drive-Ins - West



Inside Warehouse



Inside Warehouse





Warehouse: Interior View Facing North



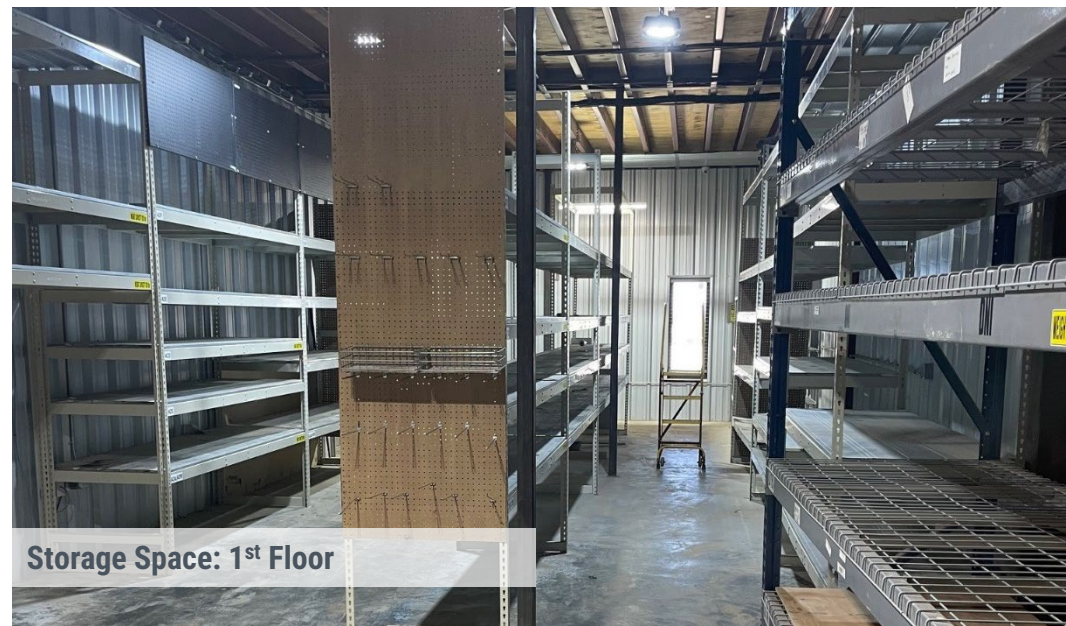
(2) 5 Ton Jib Cranes



Door to 2<sup>nd</sup> floor  
additional storage areas →

Door to additional  
storage areas →

Warehouse



Storage Space: 1<sup>st</sup> Floor





Office

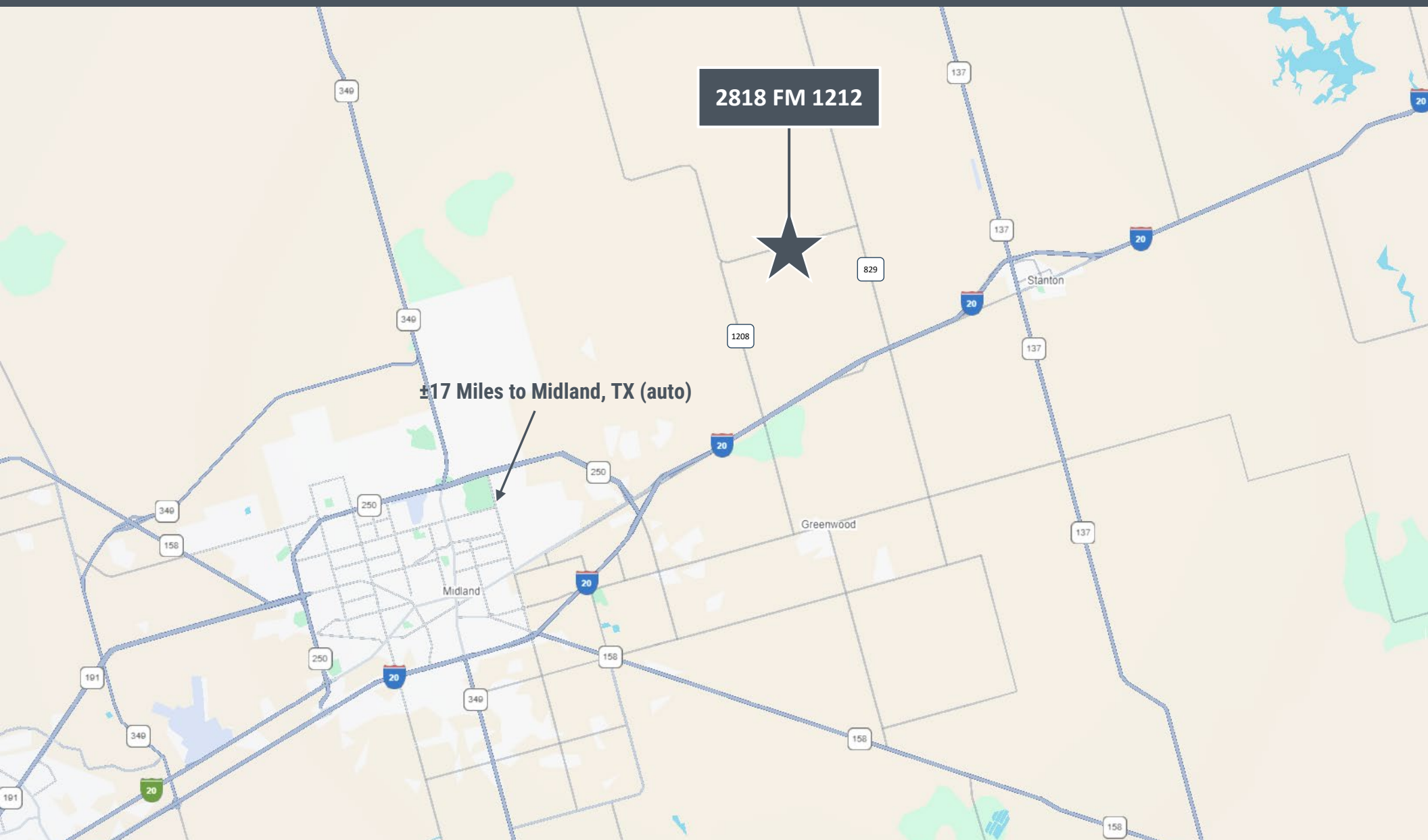


Office to Warehouse



Office 2<sup>nd</sup> Floor: Training Area









# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date