



FOR LEASE ± 23,378 SF on 10 Acres

3209 W. Industrial Blvd. Midland, TX 79701

FOR LEASE

CONTACT BROKERS:



JOHN JINKS
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER
RSAWYER@FORMATIONTX.COM
817.368.6050



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

3209 W. Industrial Ave., Midland, TX 79701

FOR LEASE



Highly functional warehouse/office facility on 10 Acres centrally located in Midland, TX.

The property is situated along a key industrial corridor, just outside city limits, with frontage on Hwy 80 and less than 1 mile north of the IH-20 / Midkiff intersection, with overpass currently under construction.

This facility includes ample office area in each building (18 offices total) with paved parking in front, and sprinklered warehouse equipped with 25-ton bridge crane, (6) oversized grade level doors all 16' tall, heavy power, wash bay, 3-ton jib crane, and large concrete paved areas around exterior. The 10-acre lot is fully fenced and surfaced for outside storage with asphalt and rock areas, paved drives, and includes gated access onto W. Industrial Ave. and W. Industrial Loop.

John Jinks, CCIM
Cell: (512) 791-7329
jjinks@formationtx.com

Robert Sawyer, CCIM, SIOR
Cell: (817) 368-6050
rsawyer@formationtx.com

PROPERTY SUMMARY

Total Building(s) Size:

23,378 SQFT

Area:

10 Acres

Year Built/Renovated:

2013/2019

Rental Rate:

\$ 17.45 PSF/YR

Date Available:

Now

Rate Type:

NNN

3209 W. Industrial Ave., Midland, TX 79701

FOR LEASE

FEATURES

- Office Building: 4,361 SF
- Main Office/Warehouse: 15,797 SF
- Storage/Workshop: 3,220 SF
- 18+ Offices in 2 buildings
- (2) drive through bays
- 25-Ton Bridge Crane w/ 120' run
- 3-Ton Jib Crane
- Wash bay
- (6) OH Doors, all 16' tall
- Fully Fenced and Stabilized 10 Acres
- Central location near major throughfares
- Sprinklered Warehouse
- Asphalt and Paved Parking and Aprons



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

3209 W. Industrial Ave., Midland, TX 79701

FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

3209 W. Industrial Ave., Midland, TX 79701

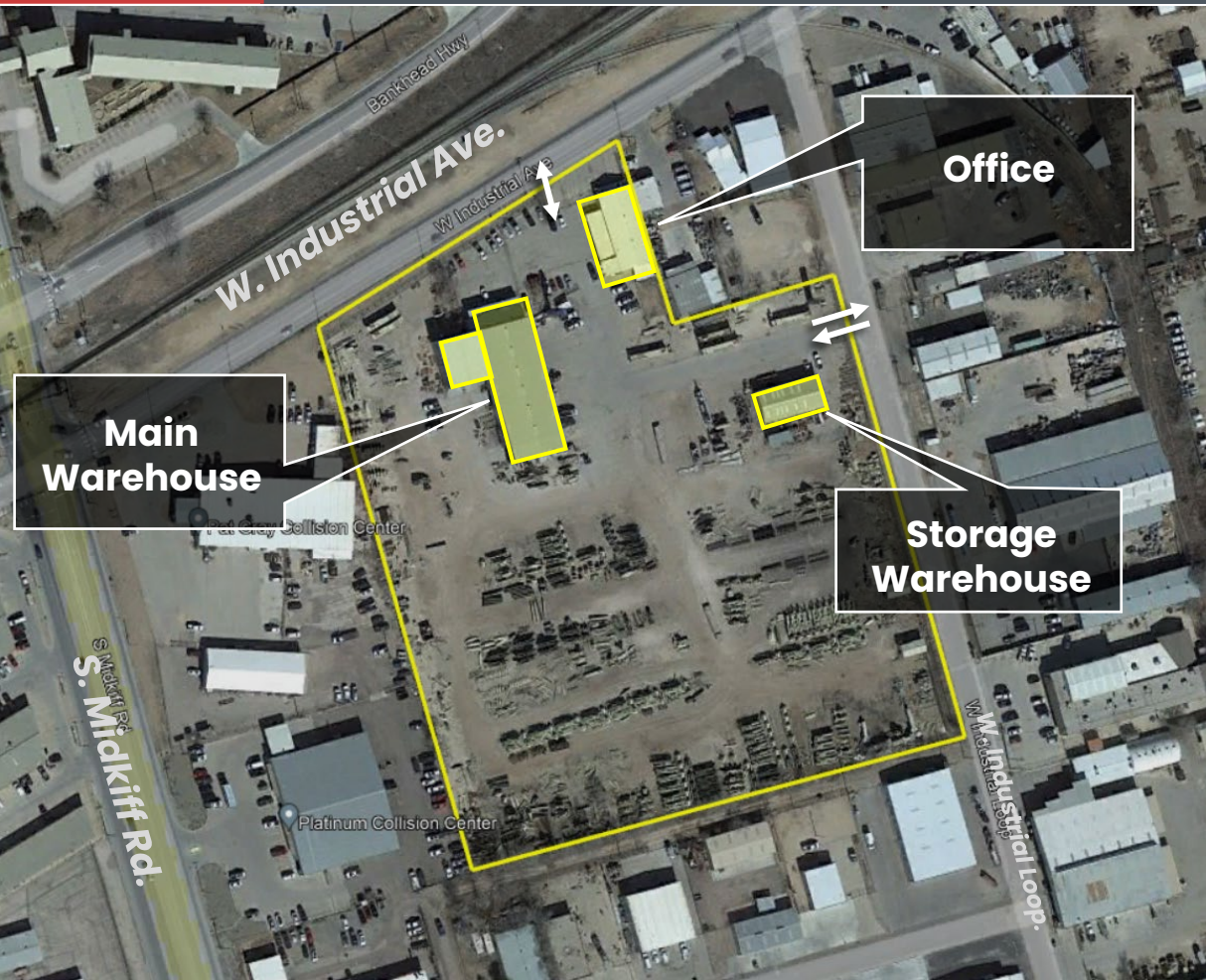
FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

SITE DETAIL

FOR LEASE



Total RSF: 23,378 SF

Main Warehouse: 15,797 SF

- 1,747 SF office
- 9 individual offices + 1 shop office
- 14,050 SF shop
- (4) 18' W X 16' Tall OH doors (drive thru)
- (2) 16' X 16' OH doors (est.)
- Wash Bay
- 25-Ton Bridge Crane
- 3-Ton Jib Crane
- Fully sprinklered shop
- Restrooms and locker room w/ shower

Office: 4,361 SF

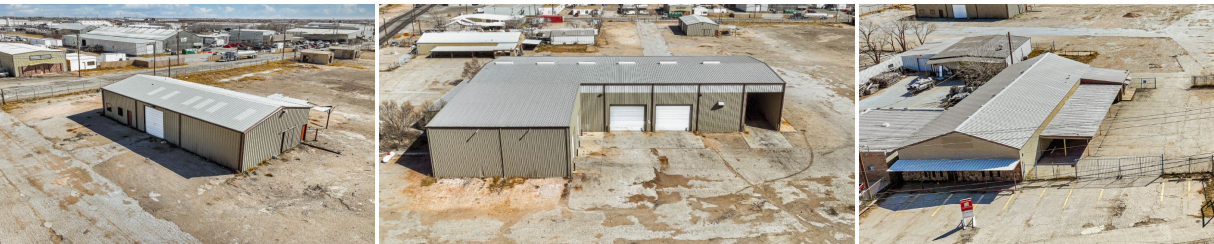
- (9) Individual offices
- Large training room
- Secure, covered and visitor parking

Storage Warehouse: 3,220 SF

- 10' X 12' tall OH Door
- Sprinklered
- Shop office

Total Lot Size: 10 Acres

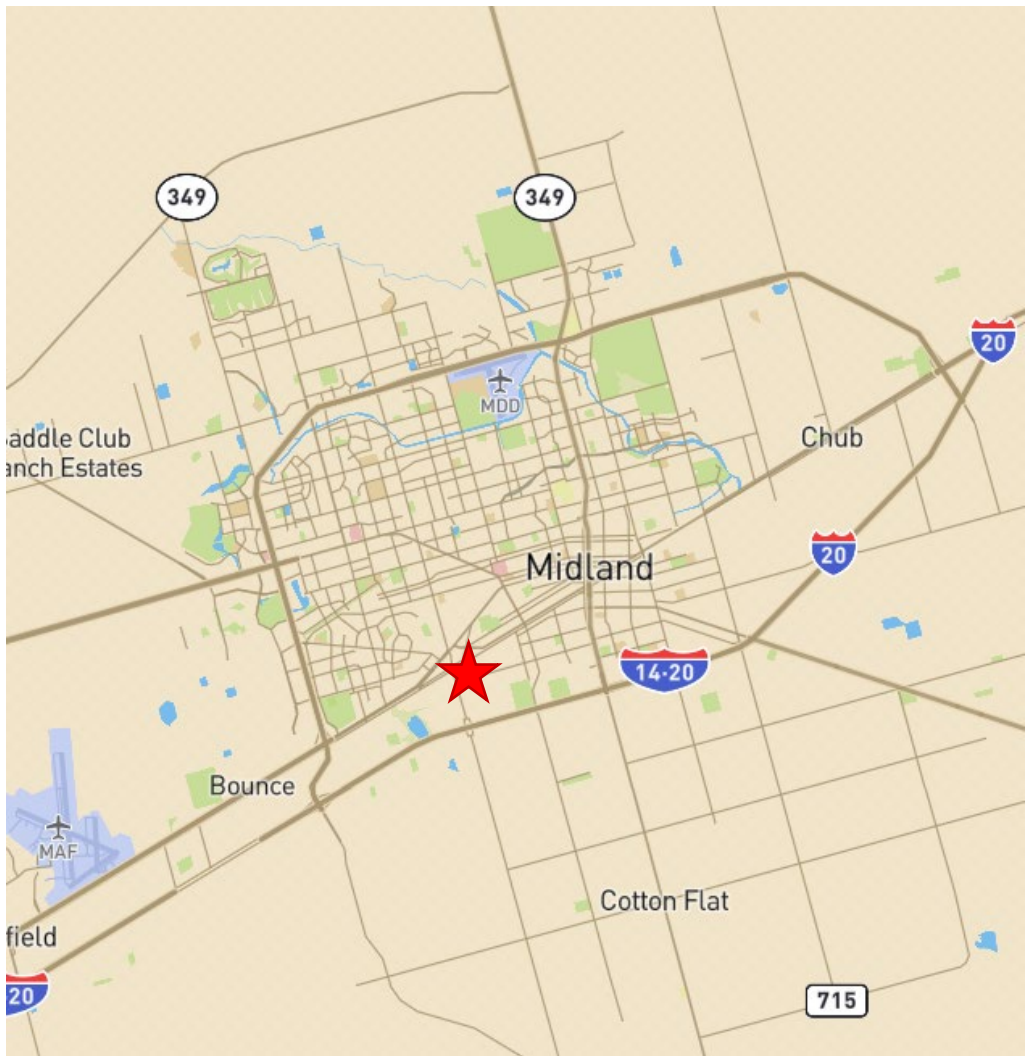
- Secure fenced with (2) entry gates
- Asphalted with partial rock surface



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

MAP / AERIAL

FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



CONTACT BROKERS:

JOHN JINKS, CCIM

JJINKS@FORMATIONTX.COM

512.791.7329

ROBERT SAWYER, CCIM , SIOR

RSAWYER@FORMATIONTX.COM

817.368.6050

FORMATION REAL ESTATE , LLC

2906 SE LOOP 820 , SUITE G

FORT WORTH , TX 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



FORMATIONTX.COM



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC

9004385

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

Robert Sawyer

578726

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

John Jinks

603059

(512) 791-7329

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

jjinks@formationtx.com

Email

David Barber

457259

(817) 366-7386

Sales Agent/Associate's Name

License#

Phone

dbarber@formationtx.com

Email

Buyer/Tenant/Seller/LandlordInitials

Date

Regulated by the Texas Real Estate Commission
Information available at
www.trec.texas.gov IABS 1-0