

CLASS A OFFICE/WAREHOUSE - HEAVY POWER, CRANES

INDUSTRIAL FOR LEASE

12306 TX-191

MIDLAND, TX 79707

CONTACT BROKERS:

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OFFERING SUMMARY

Lease Rate:	\$57,000.00 per month (NNN)
Building Size:	46,440 SF
Lot Size:	5.15 Acres
Year Built:	2018
Zoning:	None

PROPERTY OVERVIEW

This Class A office/warehouse totals 46,440 SF comprised of 5,160 SF 1st floor office, 5,160 SF 2nd floor office, and 36,000 SF warehouse space. The front office space includes 5 private offices, 3 shop offices, large conference/training room, a locker room, shop restroom, and break area. The 2nd floor has an additional six private offices and a large bullpen. There is a 2,400 SF climate controlled mezzanine storage area that can be converted into more office space. The 36,000 SF climate-controlled shop features (2) drive-in bays with 16' overhead doors, a dock-high bay with 16' overhead door and a loading well with 3 dock positions. The shop also has (2) 3-ton cranes, a series of trench drains, Heavy/3-Phase power, fully sprinklered, with a 26' eave height. There is a 3,680 SF canopy for covered storage, yard lights, paved parking, and stabilized caliche storage. This facility has all the bells and whistles and is ready to become a new Permian Basin regional headquarters for an aspiring company.

LOCATION OVERVIEW

The property is located on Highway 191 frontage, west of FM 1788 and has excellent visibility and access to a major thoroughfare. This is one of the most sought-after locations in the Permian Basin.

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PROPERTY HIGHLIGHTS

- 46,440 SF total on 5.15 Acres
- 10,320 SF Two-story office
- 36,000 SF warehouse
- Class A finish out
- Climate controlled warehouse space
- 26' eave height
- Loading Well with 3 Dock Positions
- (2) 3-ton cranes
- Trench drains
- Heavy/3-Phase power, City Utilities
- Paved Parking, Yard Lights



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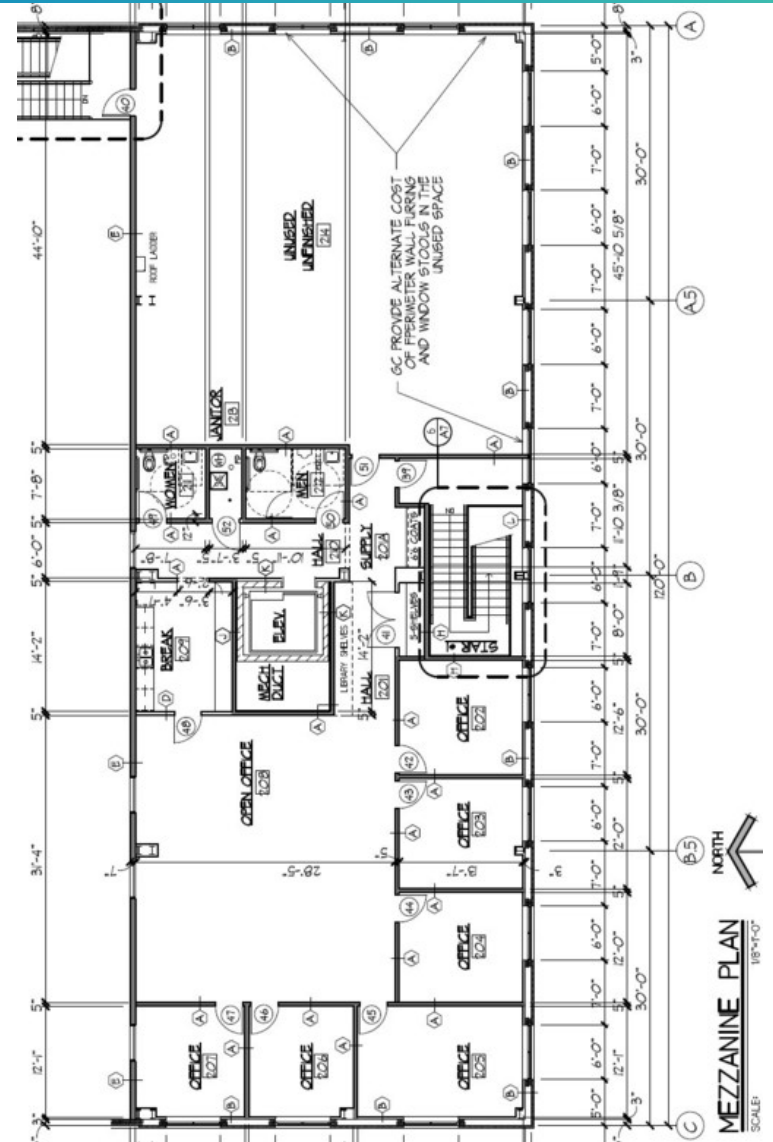
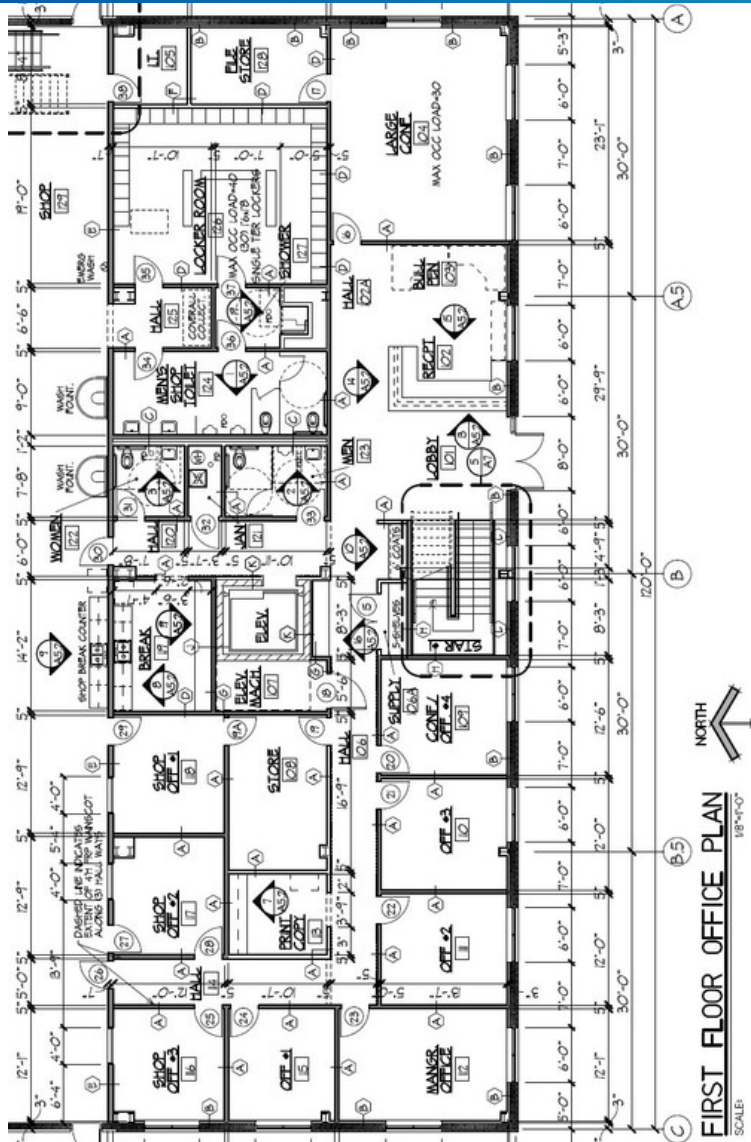
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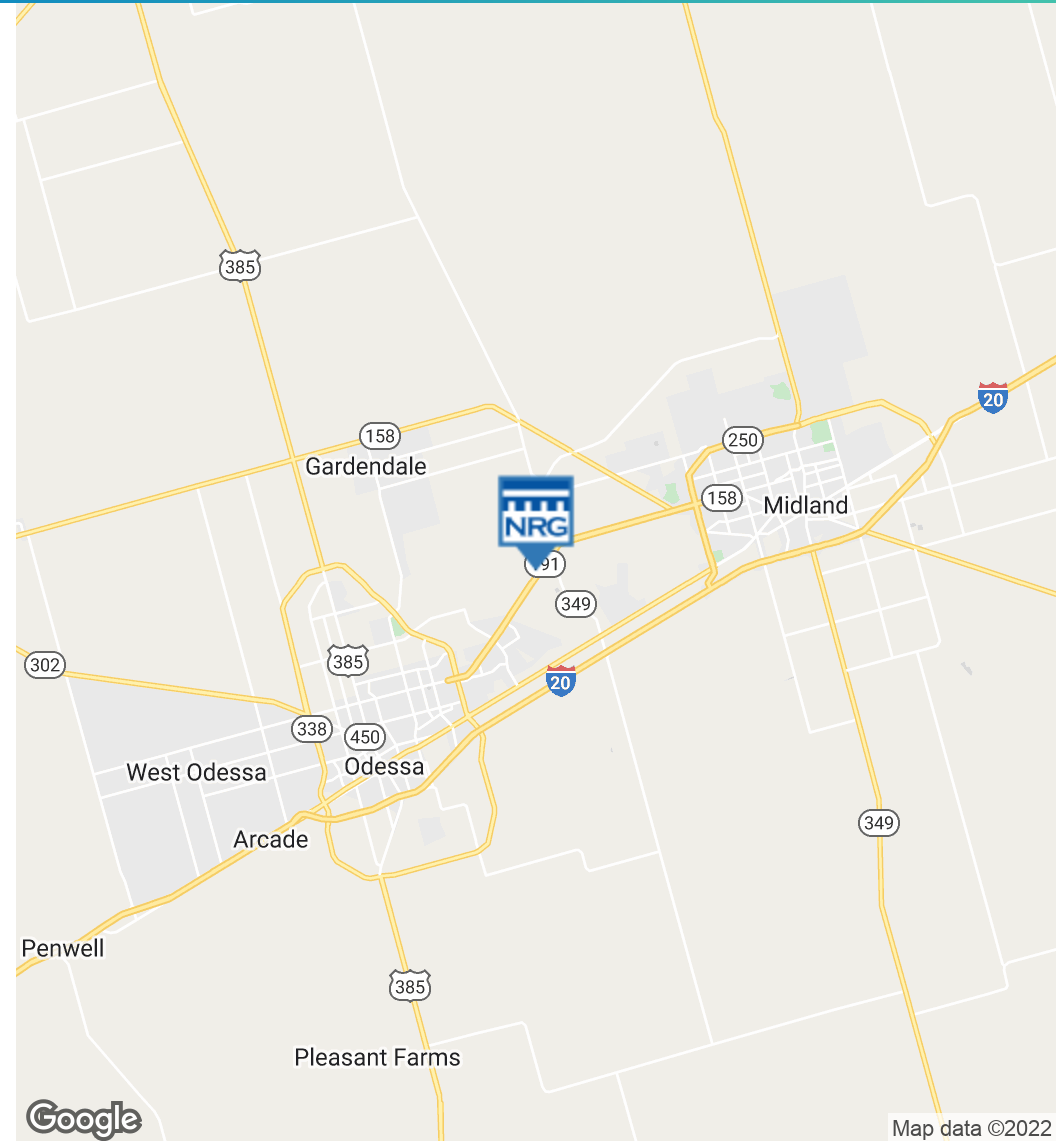
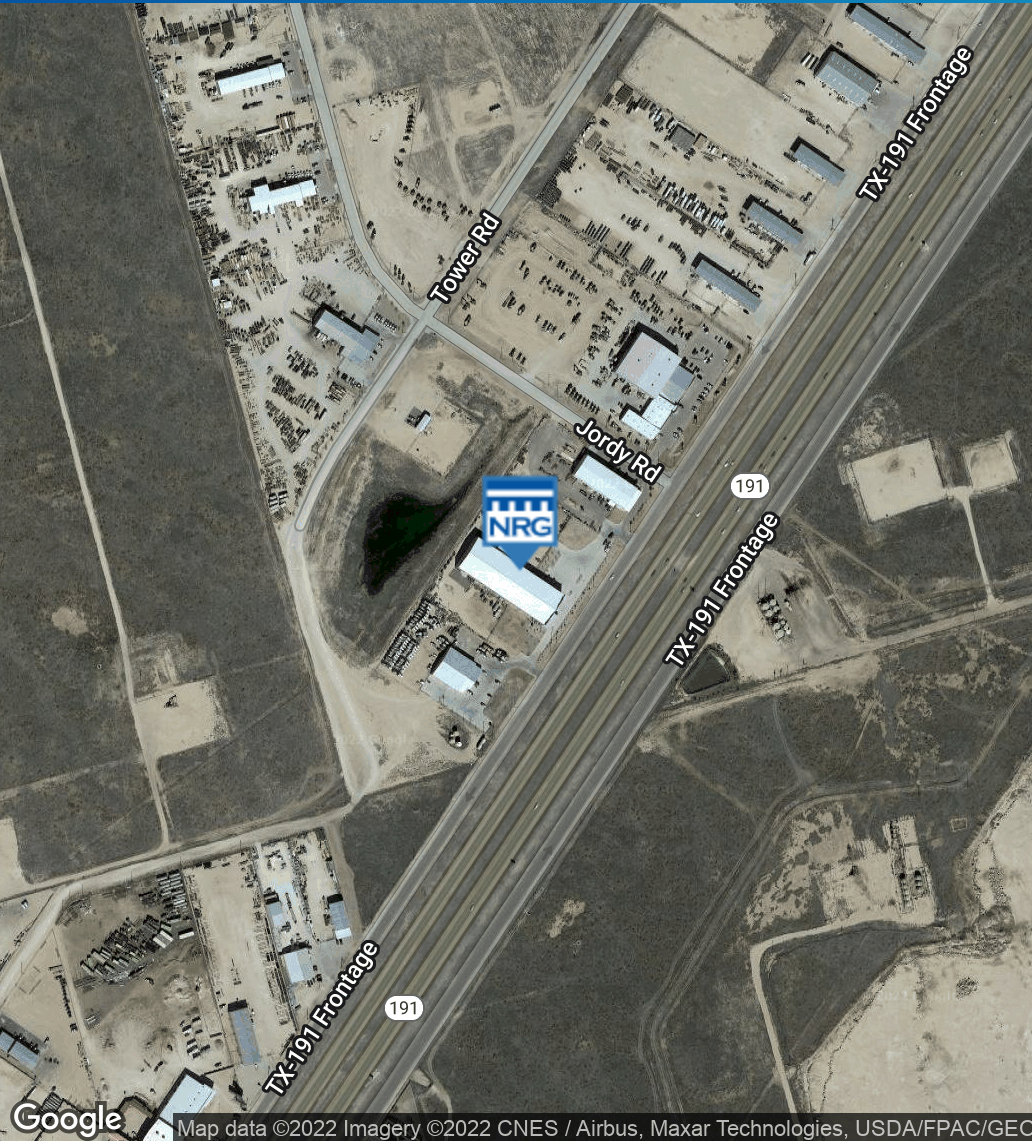
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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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Buyer/Tenant/Seller/Landlord Initials

Date



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