

CLASS A OFFICE/WAREHOUSE NEAR MIDLAND AIRPORT

10001 Lindberg Dr, Midland, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



CLASS A OFFICE/WAREHOUSE NEAR MIDLAND AIRPORT

EXECUTIVE SUMMARY

10001 LINDBERG DR, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$22,440.00 /Mo (NNN)
Building Size:	13,600 SF
Lot Size:	2.1 Acres
Year Built:	2014
Zoning:	City of Midland - TP (Technology Park District)

PROPERTY OVERVIEW

Ample office and shop space in the heart of the Permian Basin near the Midland International Air & Space Port. Customers are greeted in a large reception area. The 6,600 SF office contains 13 private offices, a large conference room, a training room, break room, 3 restrooms, custodial closet, and IT room with separate HVAC. There is covered parking for 7 vehicles with an additional 12 uncovered spaces, all paved asphalt. The 7,000 SF shop features 3-Phase power and (5) 12'x14' overhead doors forming 2 drive-through bays & 1 drive-in bay. The 2.1 acre yard is fully fenced with one electronic keyed access gate off of Lindberg Dr with another manual gate off of Wright Dr. Located within city limits and zoned TP (Technology Park), this site is serviced by city water and city sewer.

LOCATION OVERVIEW

This functional facility sits on Midland International Air & Space Port grounds making it convenient for travel/commuting. The site is just north of I-20/Business 20 and east of FM 1788 directly in-between Midland and Odessa. This location provides quick access to 1788 which leads to Highway 191 and Interstate 20.

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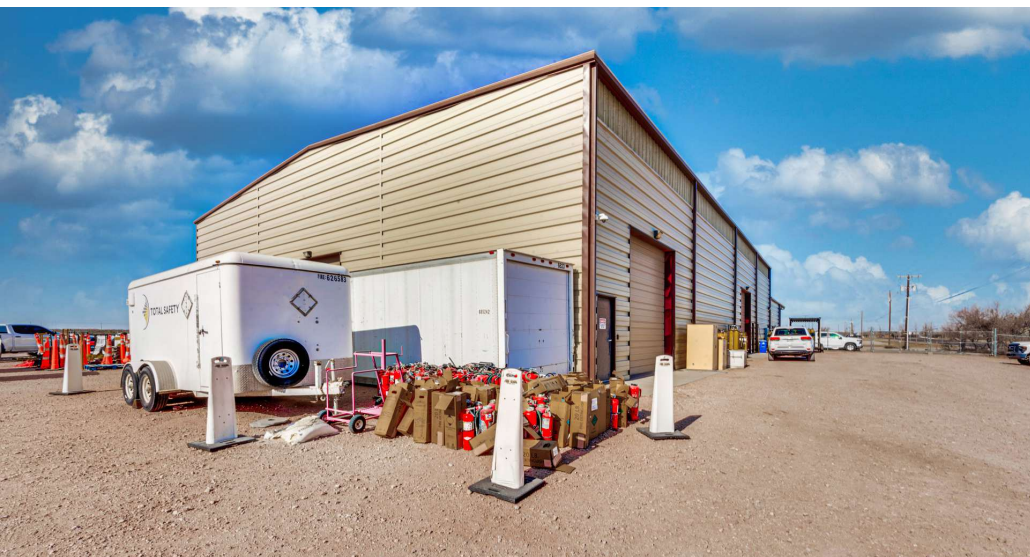
10001 LINDBERG DR, MIDLAND, TX 79706

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 13,600 SF on 2.1 Acres
- 6,600 SF Office - High-End Cabinetry
- 13 Private Offices
- Training Room, Conference Room
- 7,000 SF Shop
- (5) 12'x14' Overhead Doors
- 3-Phase Power, City Water, City Sewer
- Covered Parking for 7 Vehicles
- Caliche Yard, Fully Fenced w/ 2 Access Gates



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ADDITIONAL PHOTOS



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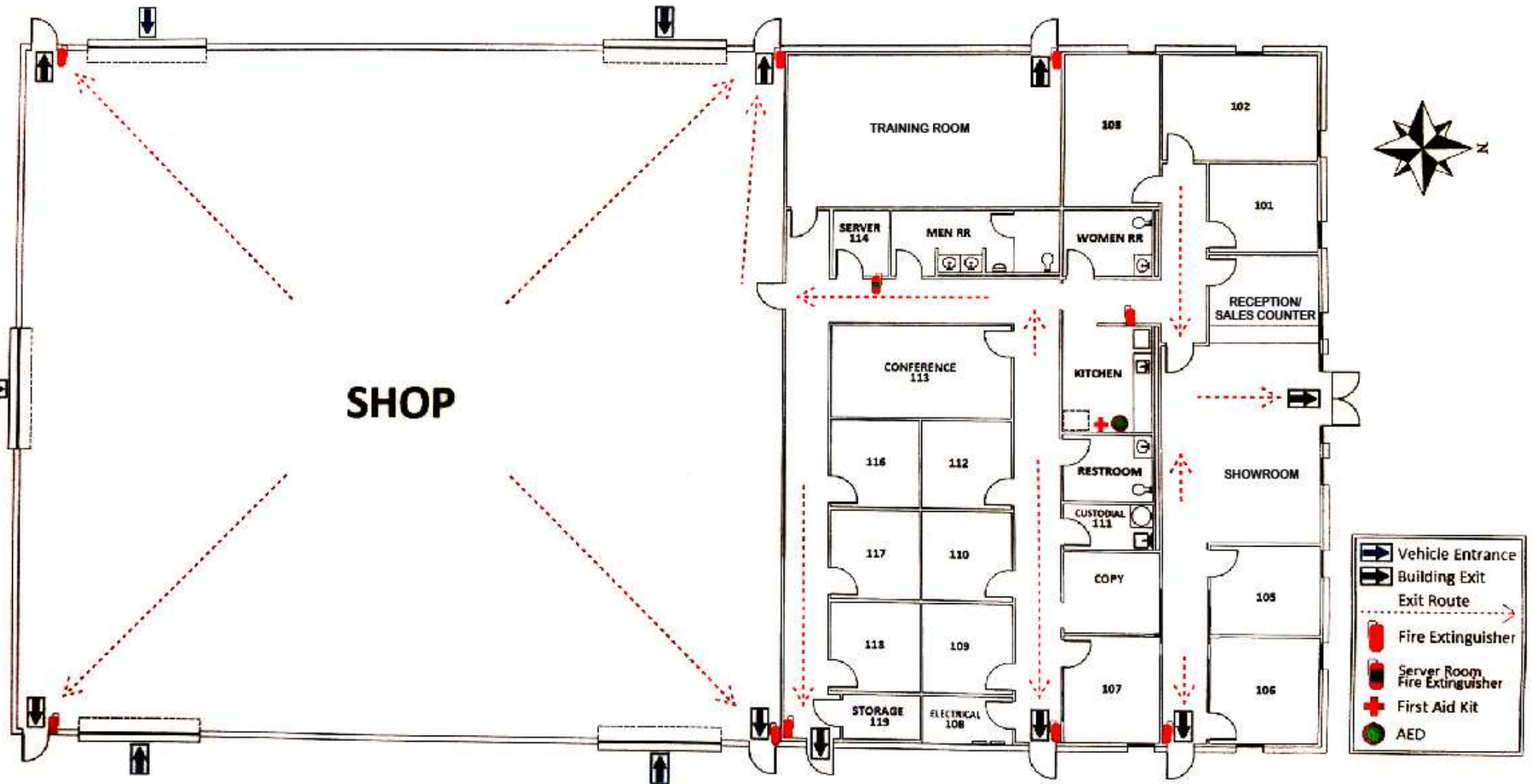
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CLASS A OFFICE/WAREHOUSE NEAR MIDLAND AIRPORT

FLOOR PLANS

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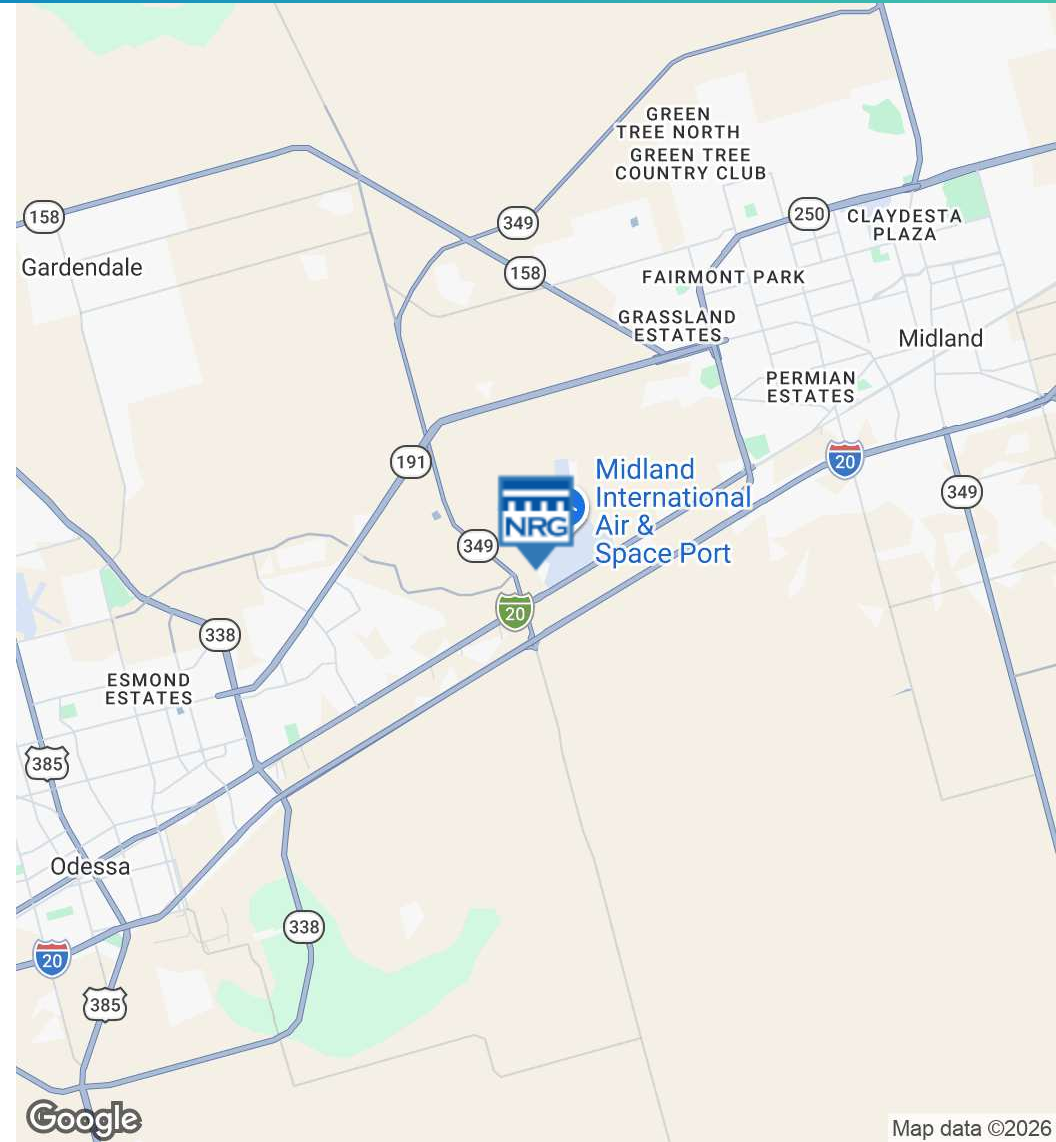
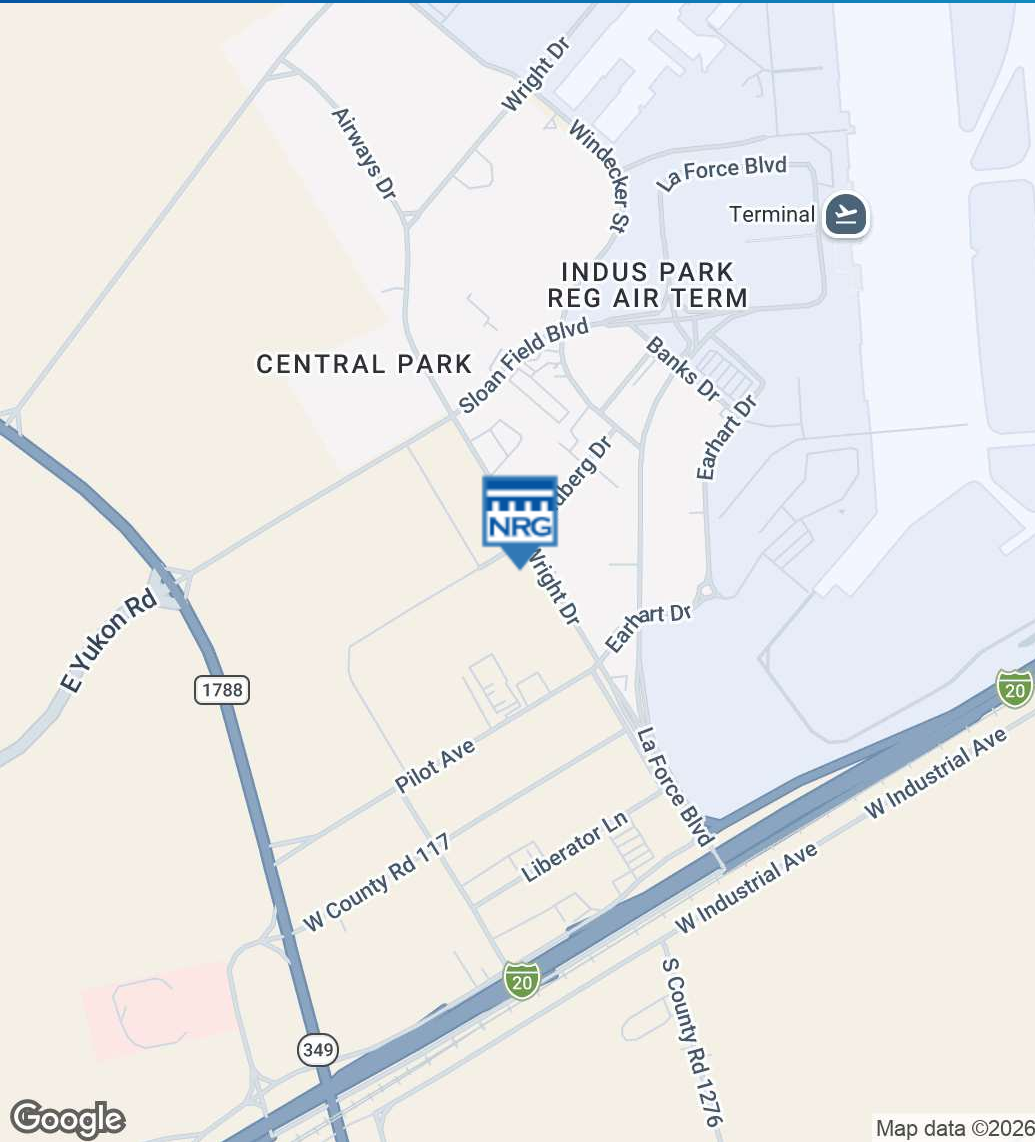
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CLASS A OFFICE/WAREHOUSE NEAR MIDLAND AIRPORT

LOCATION MAP

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Phone: (214)534-7976 Fax:

Total Directional

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10001 LINDBERG DR, MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

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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