

CRANE SERVED, 3 DRIVE-THRU BAY SHOP

9215 W County Rd 127, Midland, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD
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NRG REALTY GROUP
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13,956/Mo (NNN)
Building Size:	9,304 SF
Lot Size:	5 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Explore opportunity with this impressive facility totaling 9,304 SF on 5 Acres with an additional 1,750 SF covered parking. Built in 2013, the office space is 1,257 SF. The 8,047 SF shop 80' wide x 100' long and features 3 drive-through bays with 14'x14' overhead doors, a 5-ton crane, 27' eave height, and 3-Phase/208 power. There is a wash-slab on the backside of the building. The site is fully fenced and based with an asphalt parking lot up front. Serviced by well water, on-site propane, septic system, and electric. ATT Internet is available. Located in the county in a business park setting, with excellent access and visibility from a major thoroughfare.

LOCATION OVERVIEW

Located off of W County Rd 127, just down S County Rd 1270 from Interstate 20. Access to the site is from S County Rd 1270, which connects the business park to Interstate 20. The site is ± 1 mile East from the nearest access to Loop 338, giving it excellent access to a major thoroughfare in the area.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,250 SF total; 1,257 SF office, 8,047 SF Shop
- 1,750 SF covered & paved parking
- 5 Acres fenced and stabilized
- 3 drive-through bays
- 27' eave height
- 5-ton crane
- 3-Phase/208 power
- ATT internet available
- Well/septic/propane
- Wash-slab with sump



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ADDITIONAL PHOTOS



JUSTIN DODD

214.534.7976

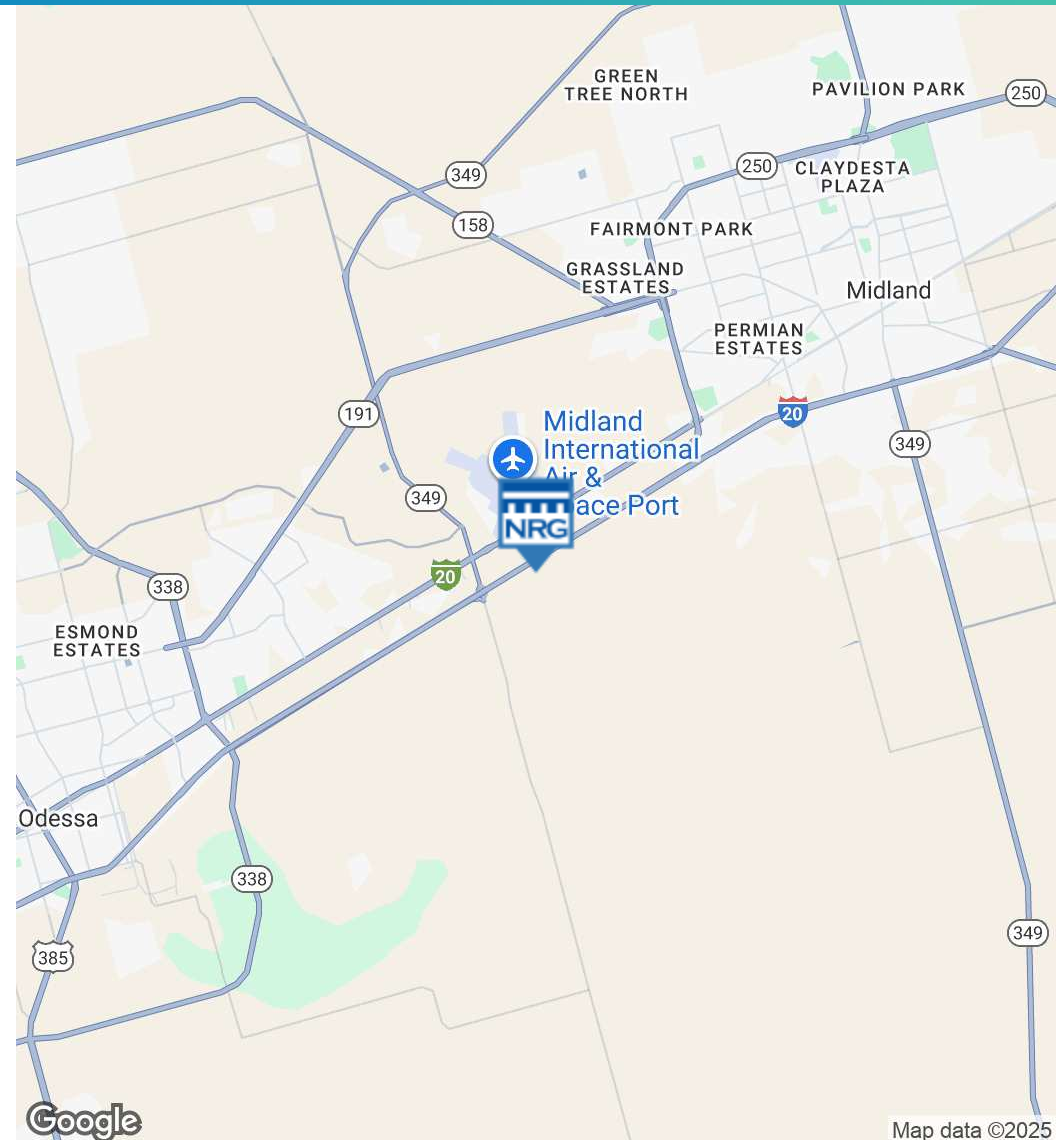
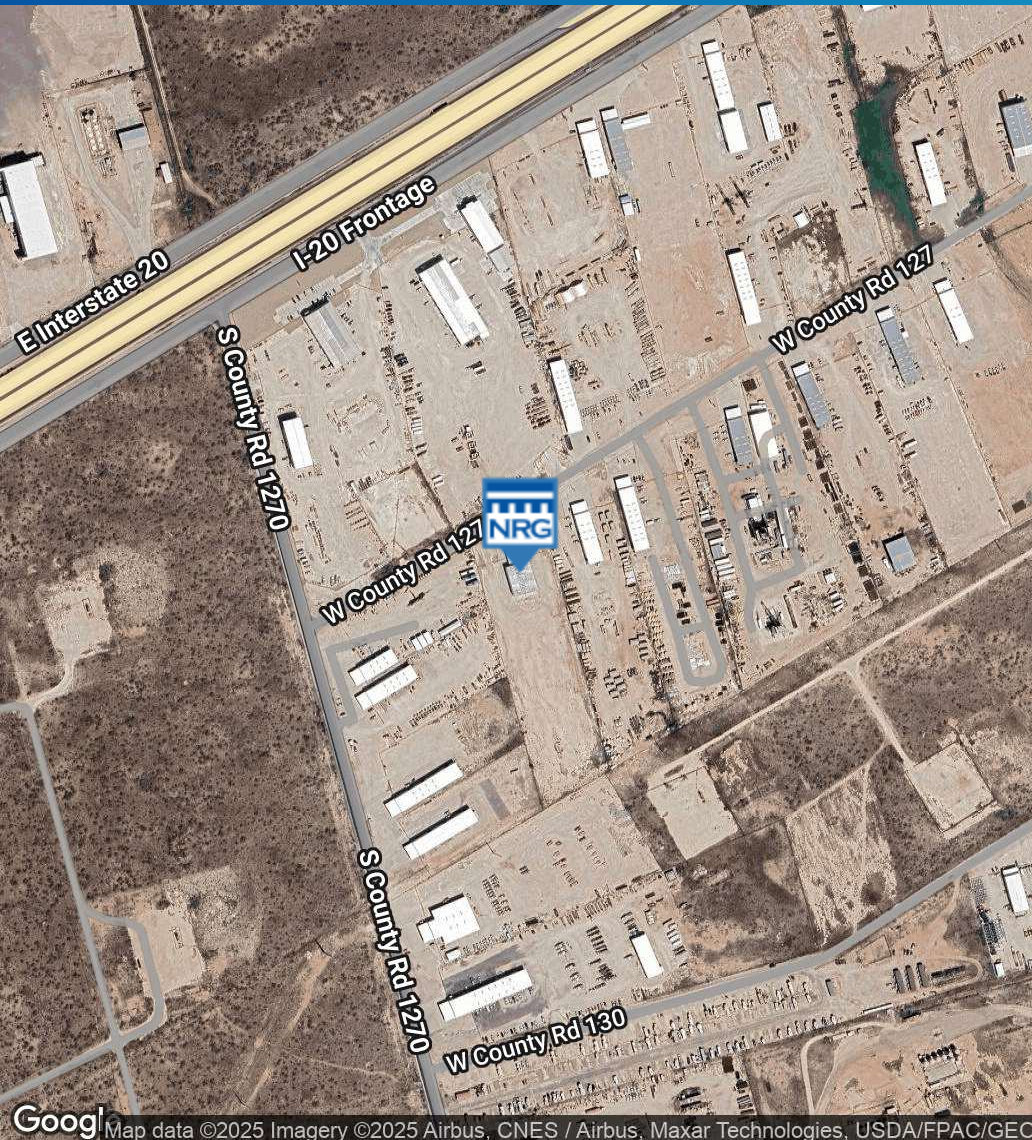
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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