

# 1788 INDUSTRIAL PARK

7,500 SF OFFICE / WAREHOUSE  
**AVAILABLE FOR LEASE**

6908 SOUTH COUNTY ROAD 1276  
MIDLAND, TX 79706



## PROPERTY INFORMATION

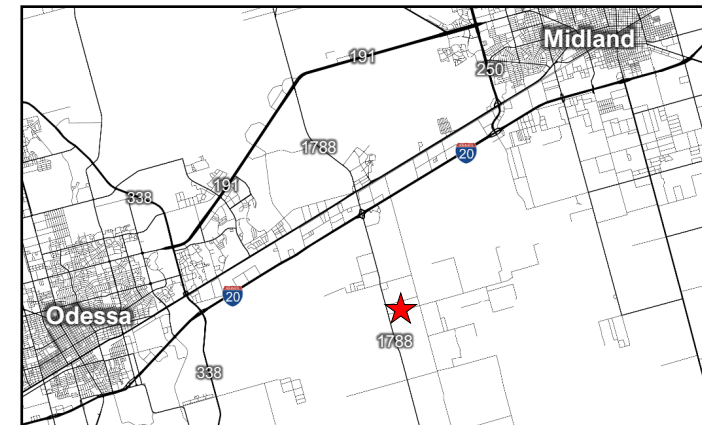
|                |                  |
|----------------|------------------|
| Lease Rate:    | \$11,250/M + NNN |
| Building Size: | ±7,500 SF        |
| Office:        | ±2,000 SF        |
| Warehouse:     | ±5,500 SF        |
| Land Size:     | ±2.50 AC         |

## PROPERTY HIGHLIGHTS

- 14'x16' Insulated Electric Overhead Doors
- 22' Eave Height
- Central HVAC in Office Area
- Ceramic Tile in Office Area
- Shop/Warehouse Areas Insulated
- All Caliche Yard
- Security Fence w/ 20' Roll Open Gate
- 6" Reinforced Concrete Slabs
- Water Well & Septic System
- Asphalt Parking
- 25' x 50' Covered Wash Bay
- Washer & Dryer Hookup in Break Area

## PROPERTY LOCATION

Property is Located Approximately 4 Miles South from Midland International Airport, on County Road 157. Easy Access to Interstate 20, FM 1788, & County Road 1270.



JANICE HAVENS  
Broker/Owner  
Phone: (432) 582-2250  
Janice.Havens@havensgroup.net



6010 East Hwy 191, Ste. 145 | Odessa, TX 79762 | Office: 432.582.2250 | [www.havensgroup.net](http://www.havensgroup.net)

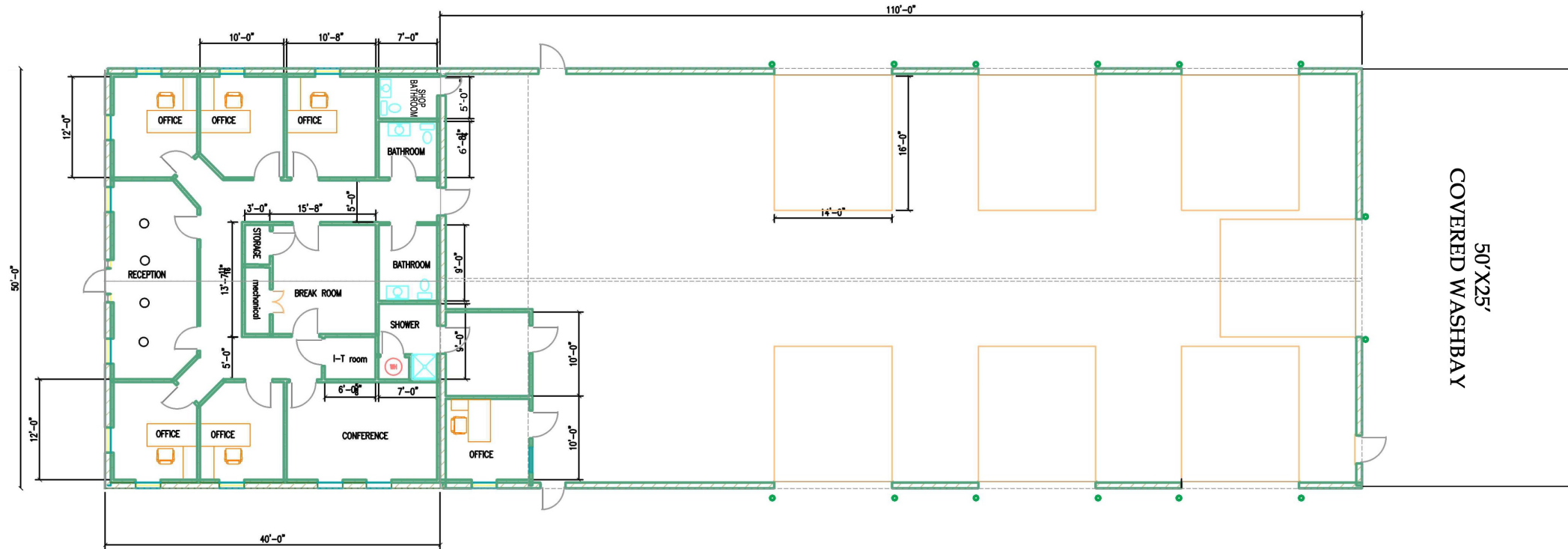
### DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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## Example Floor Plan



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PARADIGM HYDRAULICS

SPECIALIZED DESANDERS INC.  
The Most Trusted Sand Solution

6908 SCR 1276  
Available



MATCOR  
BY BRAND SAFWAY



GRIFFIN  
FLUID MANAGEMENT



West County Road 157

South County Road 1276

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**Pilot** MAIN STREET  
**CSI COMPRESSCO LP** EXTERRAN  
**Thomas FUELS** **TUR & SONS** HYDRAULIC & DESIGN **CAT**  
**PATTERSON-UTI**

**innospec** **United Rentals** **KNIGHT ENERGY SERVICES**  
**4-STAR Hose & Supply** **SGP**  
**GLADIATOR ENERGY** **Performance CHEMICAL COMPANY**

**BigTex TRAILER WORLD** **Southern Tire Mart**  
**metro** **NOV** **WB** **TEAM ATSR**

**BNI** **TDW** **T.D. Williamson** PIPELINE PERFORMANCE **HEARTLAND** Compression Services  
**MOSTAR** DIRECTIONAL TECHNOLOGIES INC **DIAMOND HYDRAULICS, INC** **ROCANDA**  
**DRELL CHEM** **CERTARUS** **ENDURANCE** LIFT SOLUTIONS  
**BLACKHAWK** **GR Energy Services** **INNOVEX**

**PARADIGM HYDRAULICS** **SPECIALIZED DESANDERS INC.** The Most Trusted Sand Solution  
**Available** **MATCOR** BY BRAND/RAIFWAY  
**SAVAGE GROUP** **GATOR TECHNOLOGIES**  
**TORCSILL** **GRiffin** FLUID MANAGEMENT  
**Calson** Towing & Recovery

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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.

## 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.

|  |               |                                      |
|--|---------------|--------------------------------------|
| <b>The Havens Group Inc.</b>                                       | <b>523430</b> | <b>(432)582-2250</b>                 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Phone                                |
| <b>Janice Havens</b>   | <b>441019</b> | <b>Janice.Havens@havensgroup.net</b> |
| Designated Broker of Firm  | License No.   | Email                                |
| <b>Janice Havens</b>   | <b>441019</b> | <b>Janice.Havens@havensgroup.net</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                                |
| <b>Janice Havens</b>   | <b>441019</b> | <b>Janice.Havens@havensgroup.net</b> |
| 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](http://www.trec.texas.gov)  
IABS 1-0 Date Unfilled