

# 7,200 SF SHOP ON 6.8 ACRES WITH 285 FRONTAGE!

INDUSTRIAL FOR LEASE

**1883 US HWY 285**

FORT STOCKTON, TX 79735

## CONTACT BROKERS:

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**NRG REALTY GROUP**

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## OFFERING SUMMARY

Lease Rate:	\$9,600.00 per month (NNN)
Building Size:	7,200 SF
Lot Size:	6.8 Acres
Year Built:	2019
Zoning:	None

## PROPERTY OVERVIEW

7,200 SF industrial building on 6.8 Acres available for lease in Brigham Development's Southern Basin Industrial Park. This building is located on Lot 1 and is comprised of 2,500 SF office and 4,700 SF of shop space. The first floor office is 1,300 SF containing 3 offices, lobby/reception area, break room, and copy area while the second floor office is 1,200 SF. The shop space has two drive-through bays with (4) 16' x 16' overhead doors. Two additional drive-through bays can be added. There is also covered parking on the side of the shop for employees. Southern Basin has over 100 acres of developable land for build to suit lease. They can fill requirements for over 40 contiguous acres.

## LOCATION OVERVIEW

Southern Basin Industrial Park is located NW of downtown Fort Stockton with direct access and visibility from 285. The park is across from the Fort Stockton – Pecos County Airport. Perfect location for servicing the Delaware Basin.

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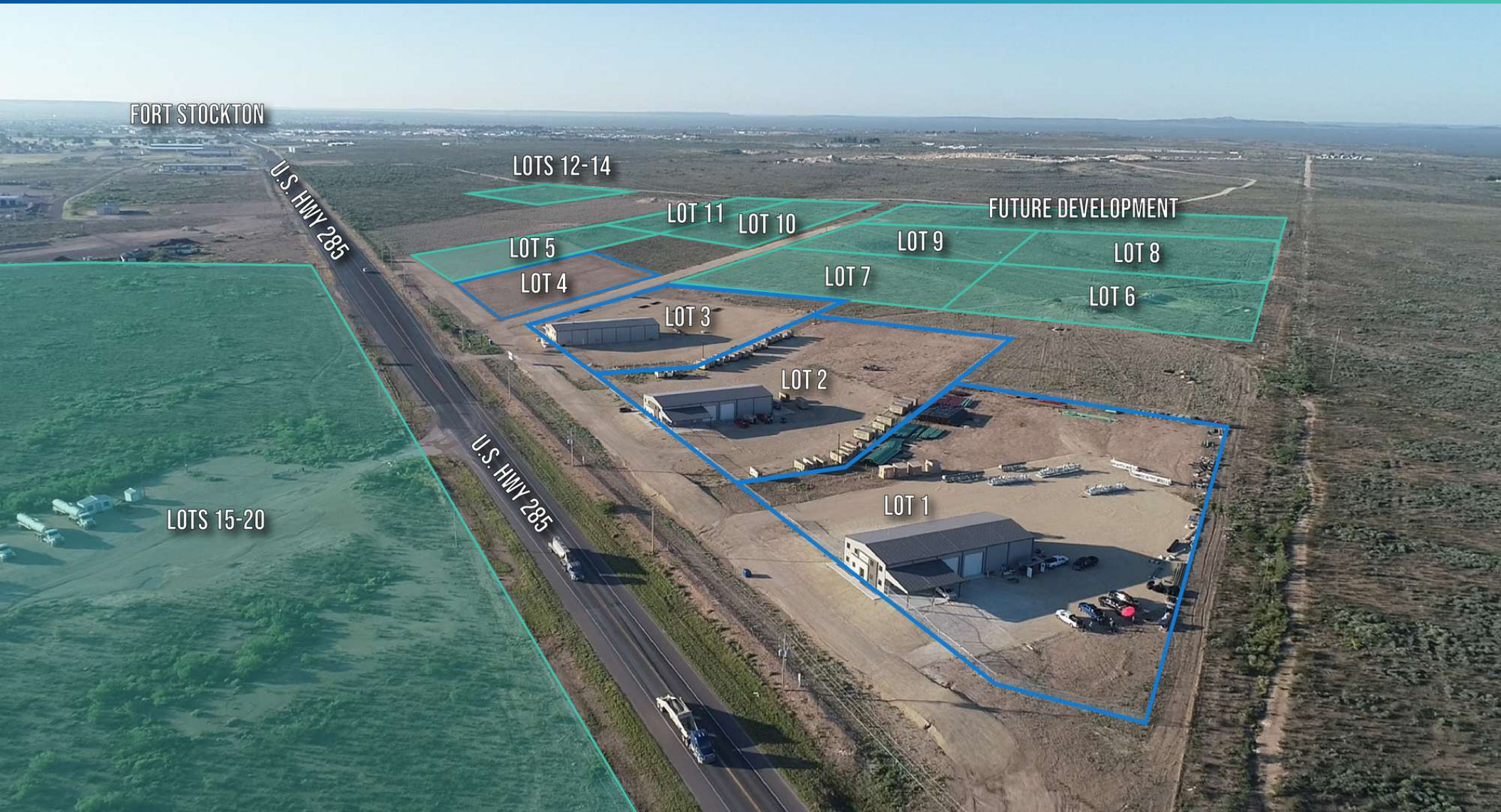
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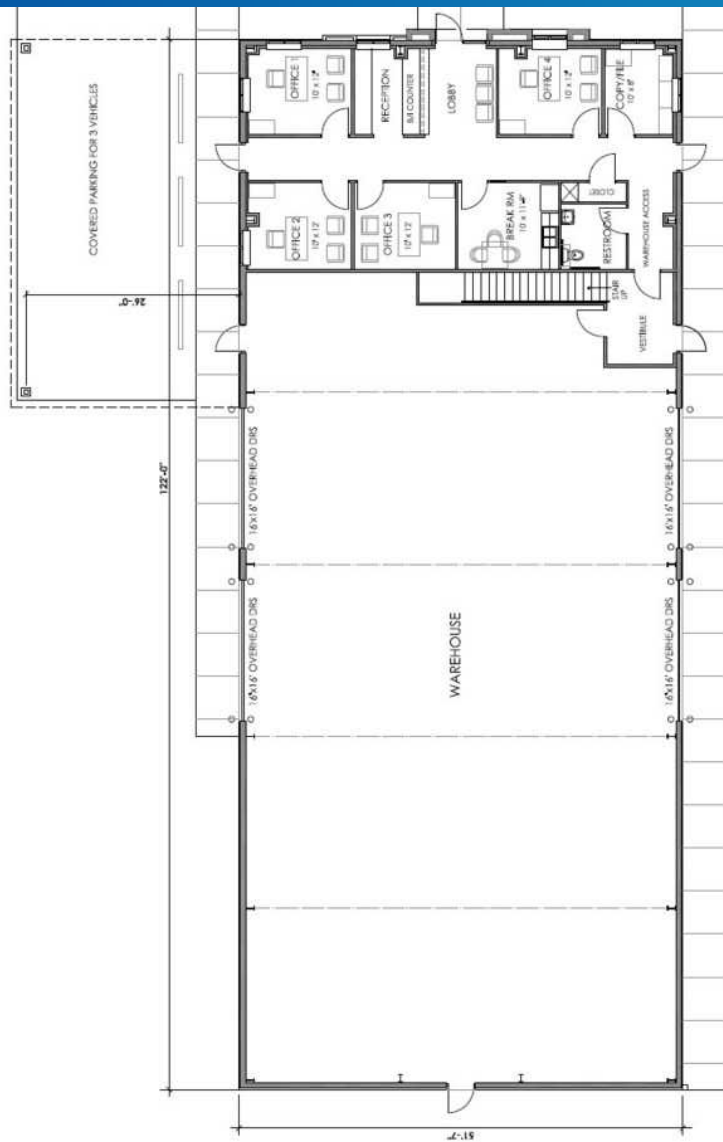
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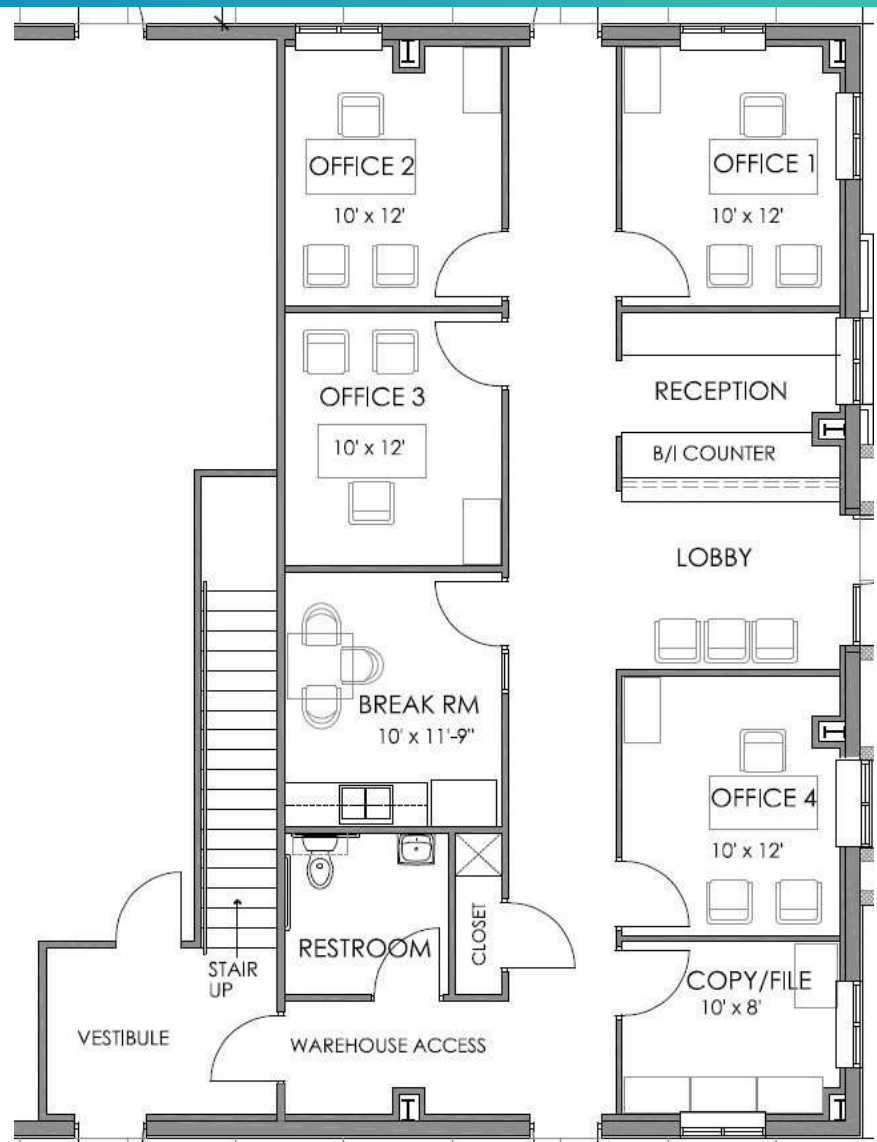
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Main Level Office Area

Office - Warehouse - Unit 1 Floor Plan

APPROXIMATELY 51' 7" x 122'-1" FOOTPRINT  
WAREHOUSE AREA 4,700 sf  
MAIN LEVEL OFFICE AREA 1,300 sf  
UPPER LEVEL OFFICE AREA 1,200 sf



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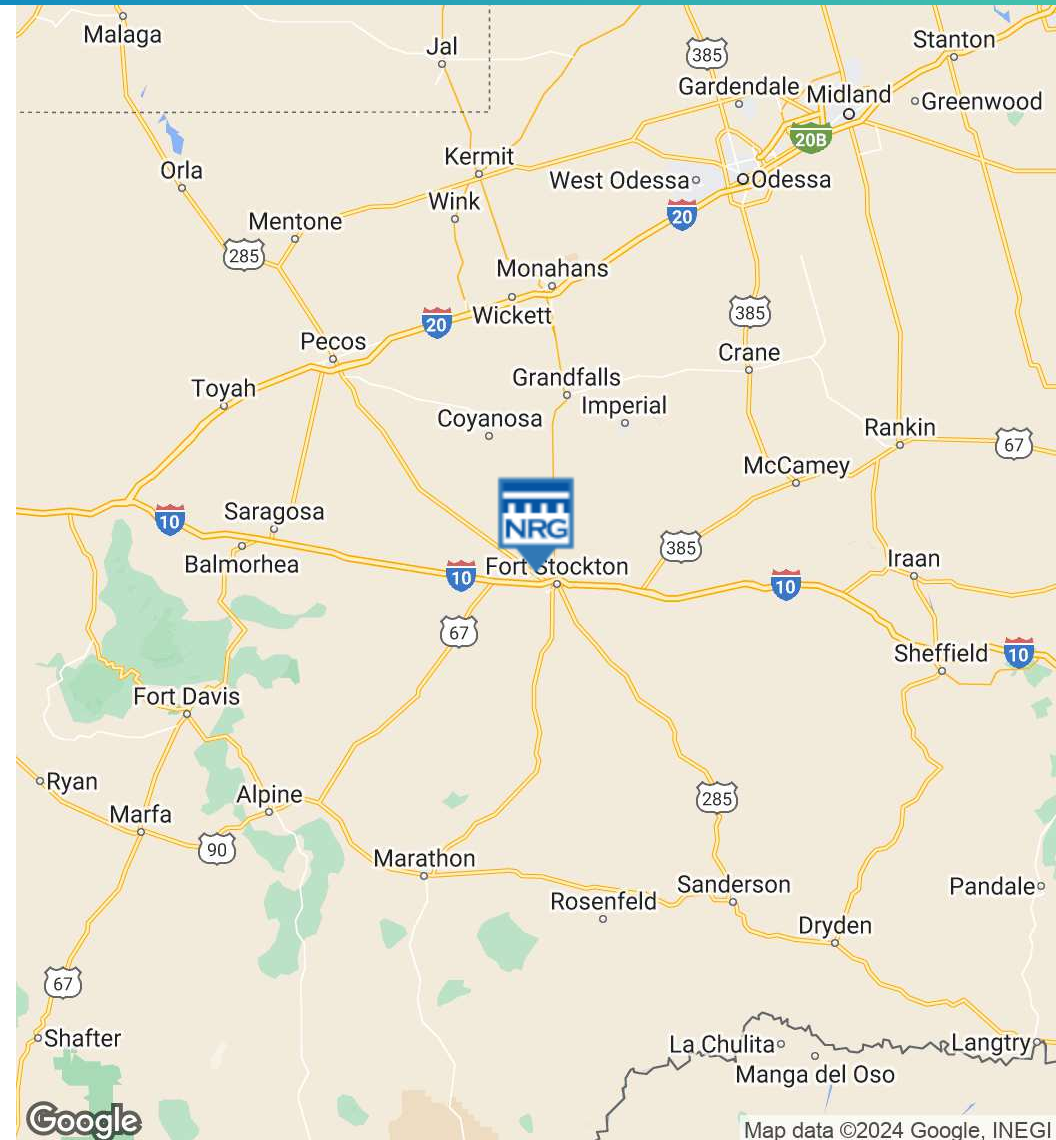
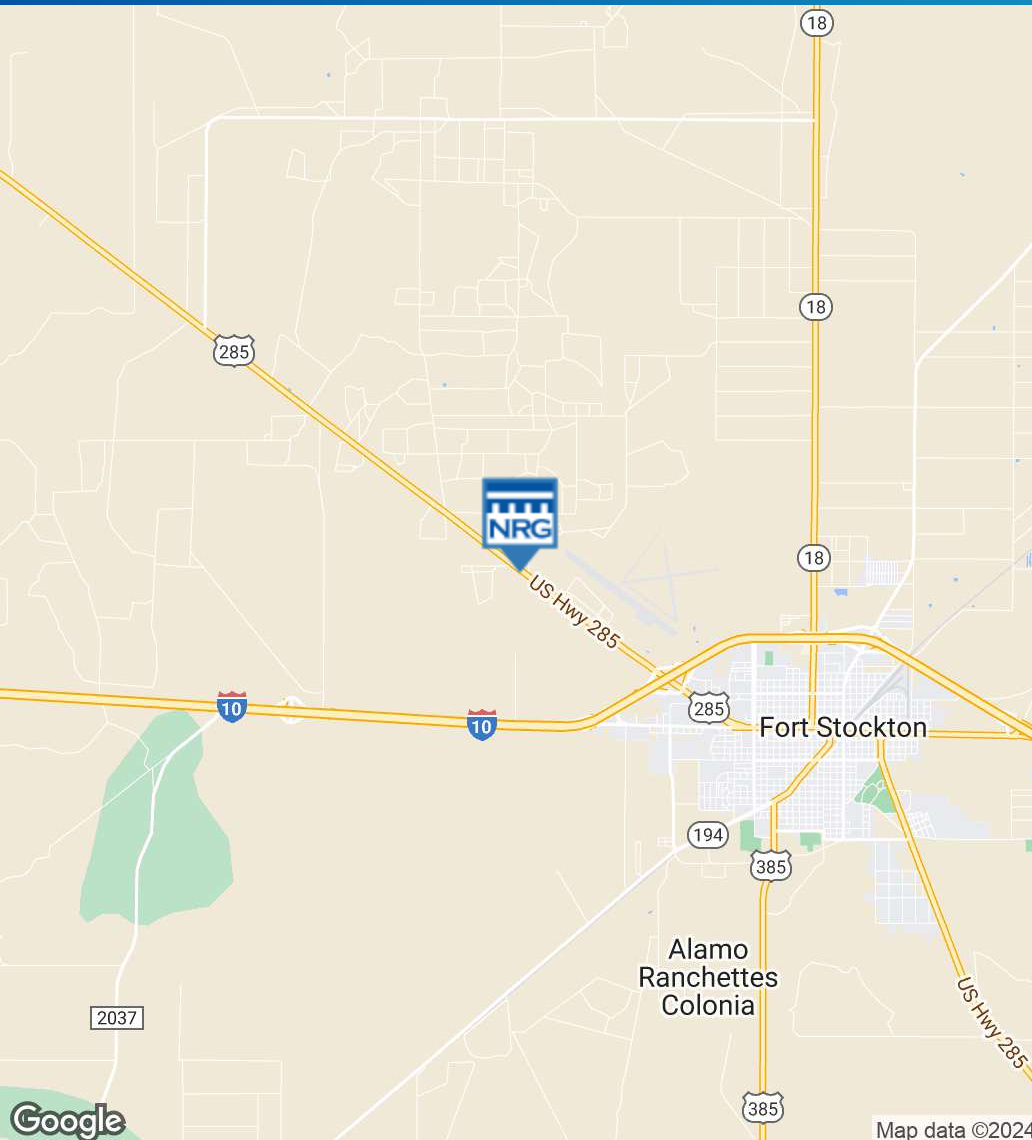
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## Information About Brokerage Services

*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:
  - 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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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