

11,345 SF FACILITY W/ WASH-BAY & HOUSING

INDUSTRIAL FOR LEASE

7300 S COUNTY RD 1270

MIDLAND, TX 79706

CONTACT BROKERS:

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$15,250.00 /Mo (NNN)
Building Size:	11,345 SF
Lot Size:	5.9 Acres
Year Built:	2015
Zoning:	None

PROPERTY OVERVIEW

The property is 11,345 SF under roof on 5.9 AC in Midland County. The entrance of the building has a 1,700 SF awning for covered parking. The office is 2,550 SF and consists of 6 large private offices, a large dispatch office, 2 restrooms, and stained concrete flooring. In between the office and shop, a 765 SF storage/office space was constructed to store parts and 2 additional private offices. The buildout contains stairs to an 1,870 SF 2nd Floor living quarters area that contains 6 private bedrooms, 3 bathrooms with showers, a large washer/dryer area, and a large full kitchen area. The fully insulated shop is 4,250 SF featuring 3 drive-through bays with (6) 12' x 16' automatic overhead doors and is plumbed for air. The building also has an attached 1,700 SF covered wash-bay that has an enclosed power washer. The yard also contains (6) 50A RV hook-ups with its own septic tanks and water. The property has (2) 20' manual gate entrances at the North and West side of the yard.

LOCATION OVERVIEW

This property is in Midland county, on the corner of S. County Road 1270 and W. County Road 157 intersection. This property is 1 mile East of S FM 1788 and 4 miles South-East from I-20. This property is conveniently located between Midland and Odessa, TX. Approximately 6.9 miles south of Midland International Airport.

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PROPERTY HIGHLIGHTS

- 11,345 SF under roof
- 2,550 SF Office | 8 Private Offices
- 975 SF secured Parts area
- 1,870 SF 2nd Floor Living Quarters
- 4,250 SF Shop | Plumbed for Air
- 3 Drive-through Bays
- 6 OH Automatic Doors | 12' x 16'
- 1,700 SF Covered Wash-Bay
- (6) 50A RV Hook-ups | Septic | Water
- Septic | Single Phase Power



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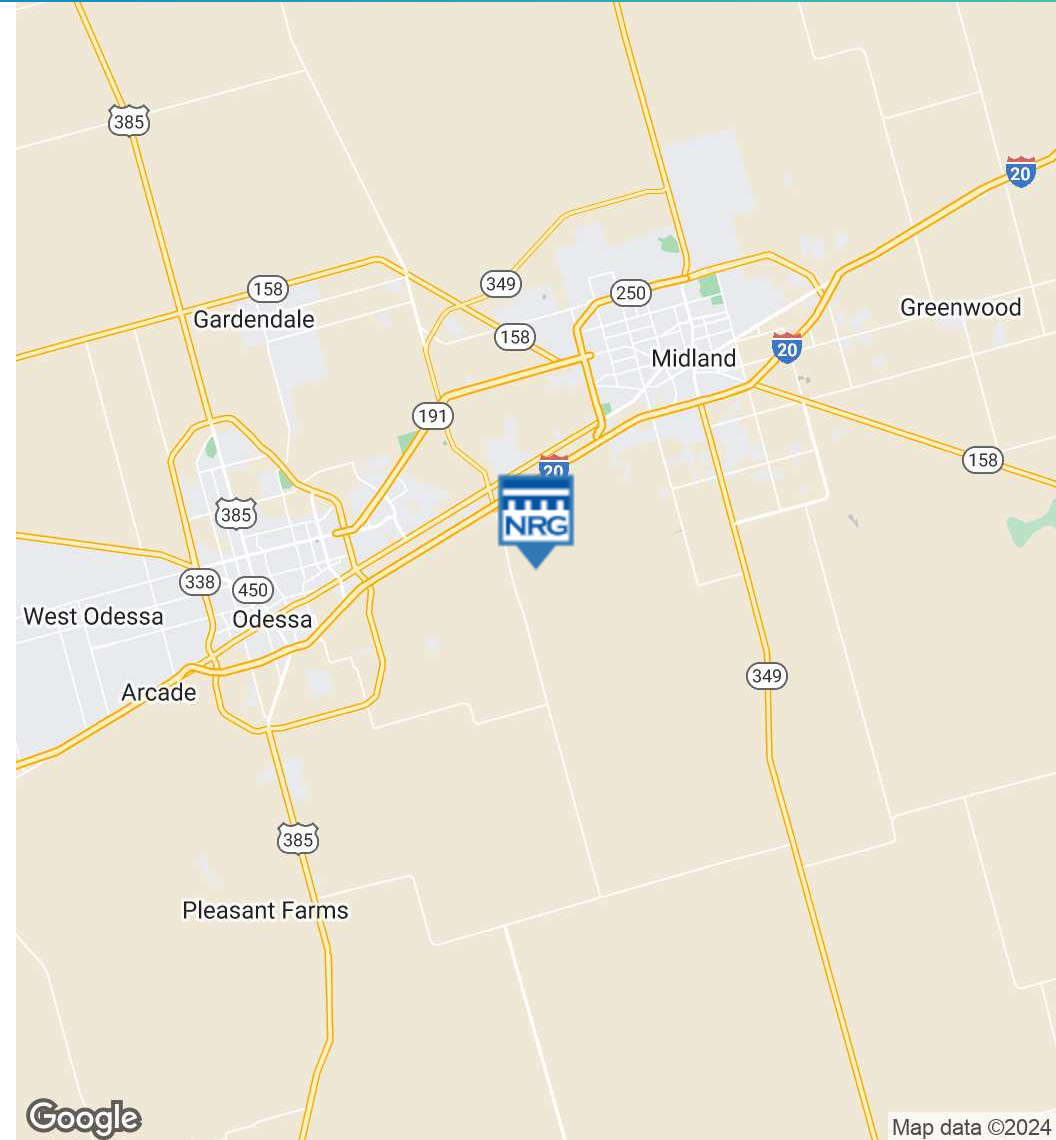
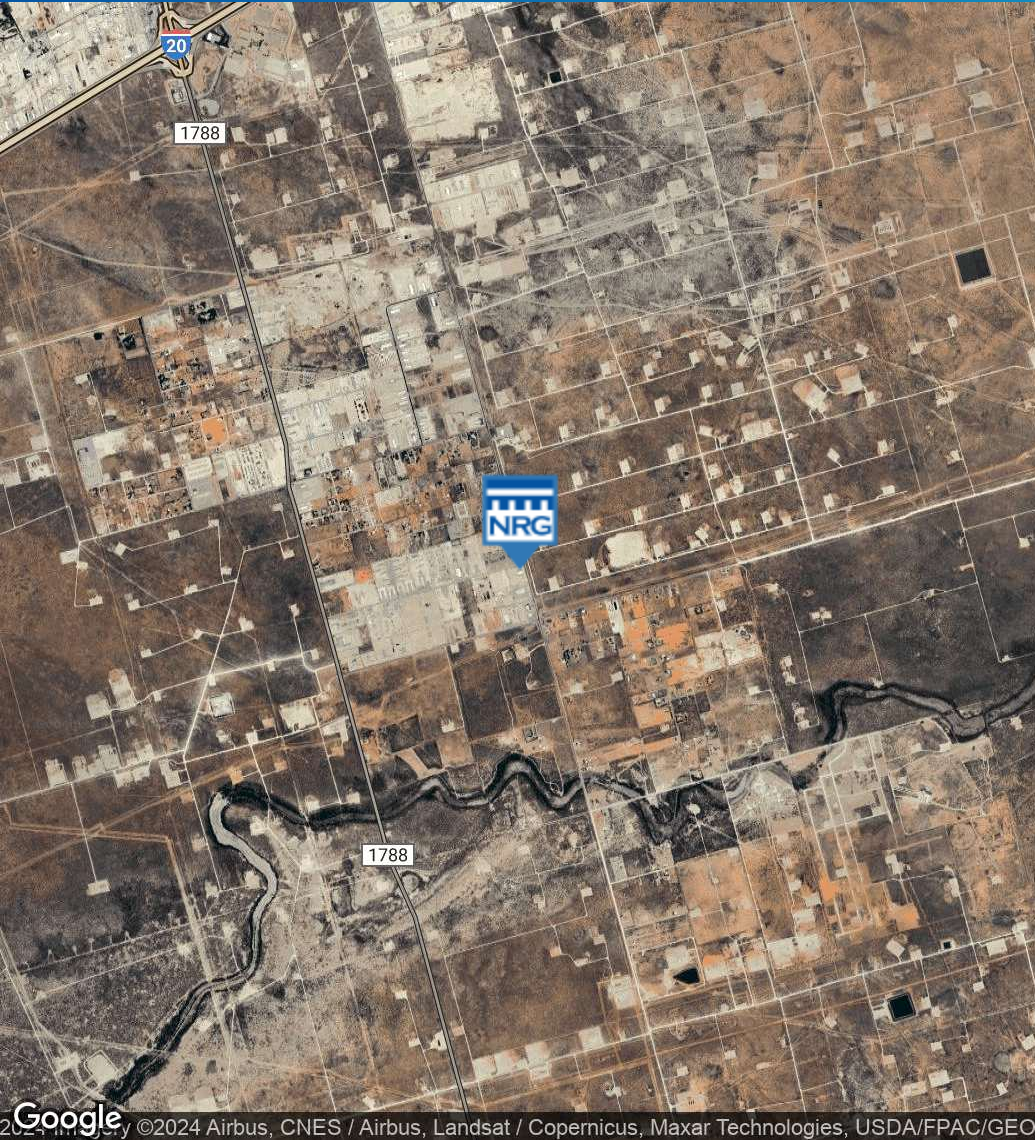
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Information About Brokerage Services

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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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