

20,000 SF WITH FRONTAGE ON INTERSTATE 20!

INDUSTRIAL FOR SALE OR LEASE

9817 W I-20

MIDLAND, TX 79706

CONTACT BROKERS:

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NRG REALTY GROUP

NRGREALTYGROUP.COM



8.5 ACRES

4 ACRES

I-20 SERVICE RD



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OFFERING SUMMARY

Lease Rate:	\$30,000/Mo (NNN)
Sale Price:	\$3,500,000
Price / SF:	\$175/SF
Building Size:	20,000 SF
Lot Size:	4 Acres
Year Built:	2022
Zoning:	None

PROPERTY OVERVIEW

New 20,000 SF Spec Building that will be built out to shell space so you can fully customize the office finish out! The building will be built 10-ton crane ready with two drive-in bays, two drive-through bays, and a fourth drive-through bay forming the fully enclosed wash-bay that also has OHD access to the shop. The shop also features 26' clear height, 80' wide, (9) 16' roll-up doors, and 400/480V/3-Phase power. Natural gas is available, and the property will be serviced by city water! The developer has allocated for 2,400 SF office space finish out on the first floor with 2 restrooms & a break area for the office with a separate shop restroom & break room. The 2,400 SF mezzanine can be built out as additional office space or left open for storage. Currently on a 4 Acre lot with an additional 8.5 Acres available for a total of 12.5 Acres. Parking will be paved in front of the office space. New perimeter fencing for yard area with 3 gates. An excellent option to occupy custom building space in the Permian Basin with Interstate 20 Frontage!

LOCATION OVERVIEW

This property is located in the Entrada Business Park with frontage on I-20 in Midland. Approximately 1/2 mile from FM 1788, 1.5 miles to W Industrial Ave, and 5 miles to Midland International Airport.

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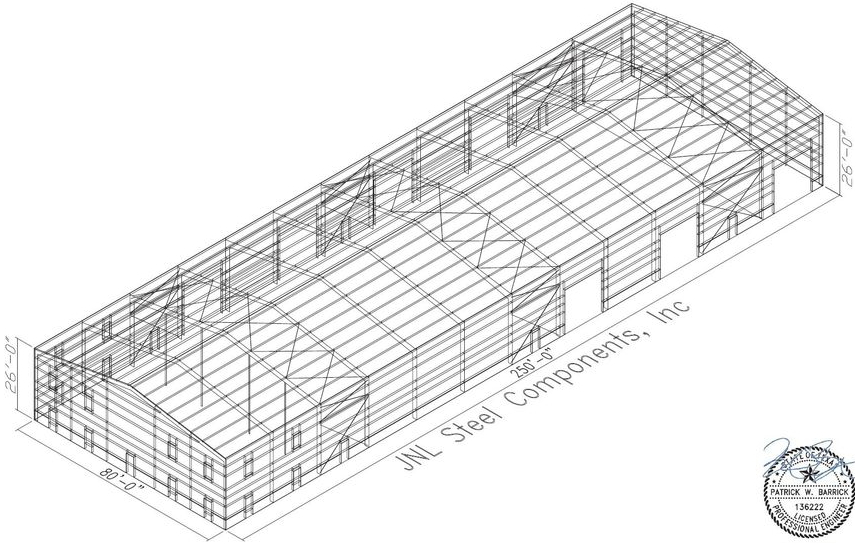
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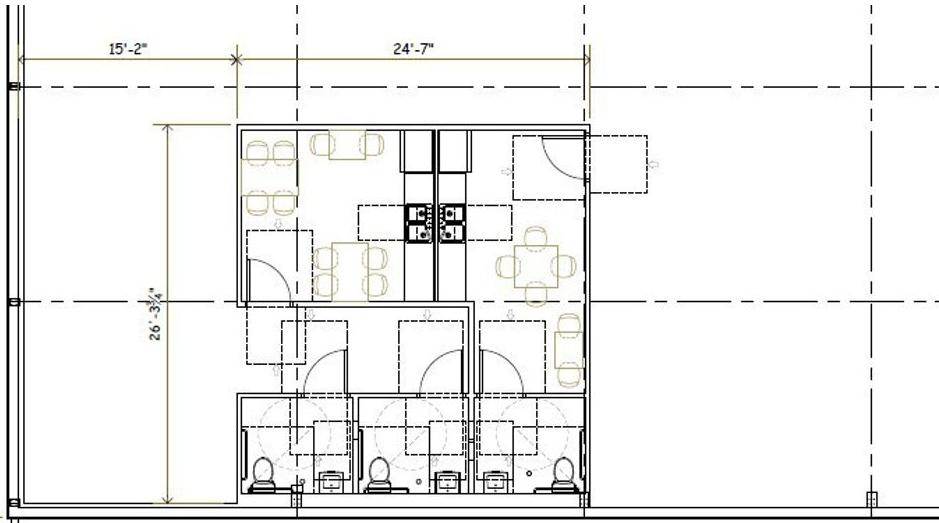
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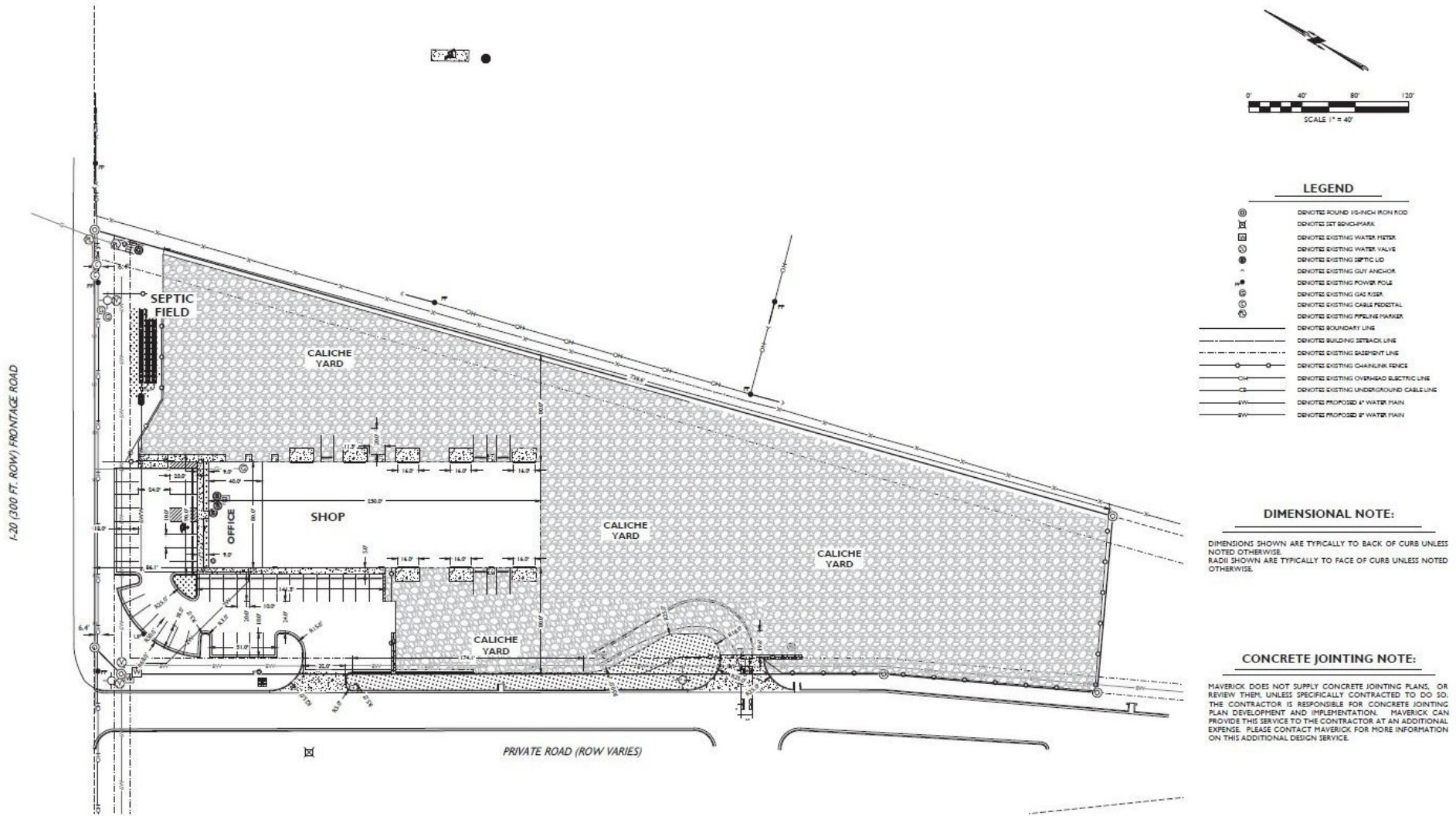
PROPERTY HIGHLIGHTS

- 20,000 SF Shell Space Building
- Interstate 20 Frontage
- 10-ton Crane Ready
- 2 Drive-Through Bays & 2 Drive-In Bays w/ 16' Roll Up Doors
- Enclosed Wash-Bay w/ (2) 16' Roll Up Doors
- 26' Clear Height
- 400/480V/3-Phase Power
- 2,400 SF Office Space
- Kitchen, 2 Restrooms, Showroom Space
- Paved Parking by Office
- New Perimeter Fencing
- Currently on 4 Acres - up to 12.5 Acres total available



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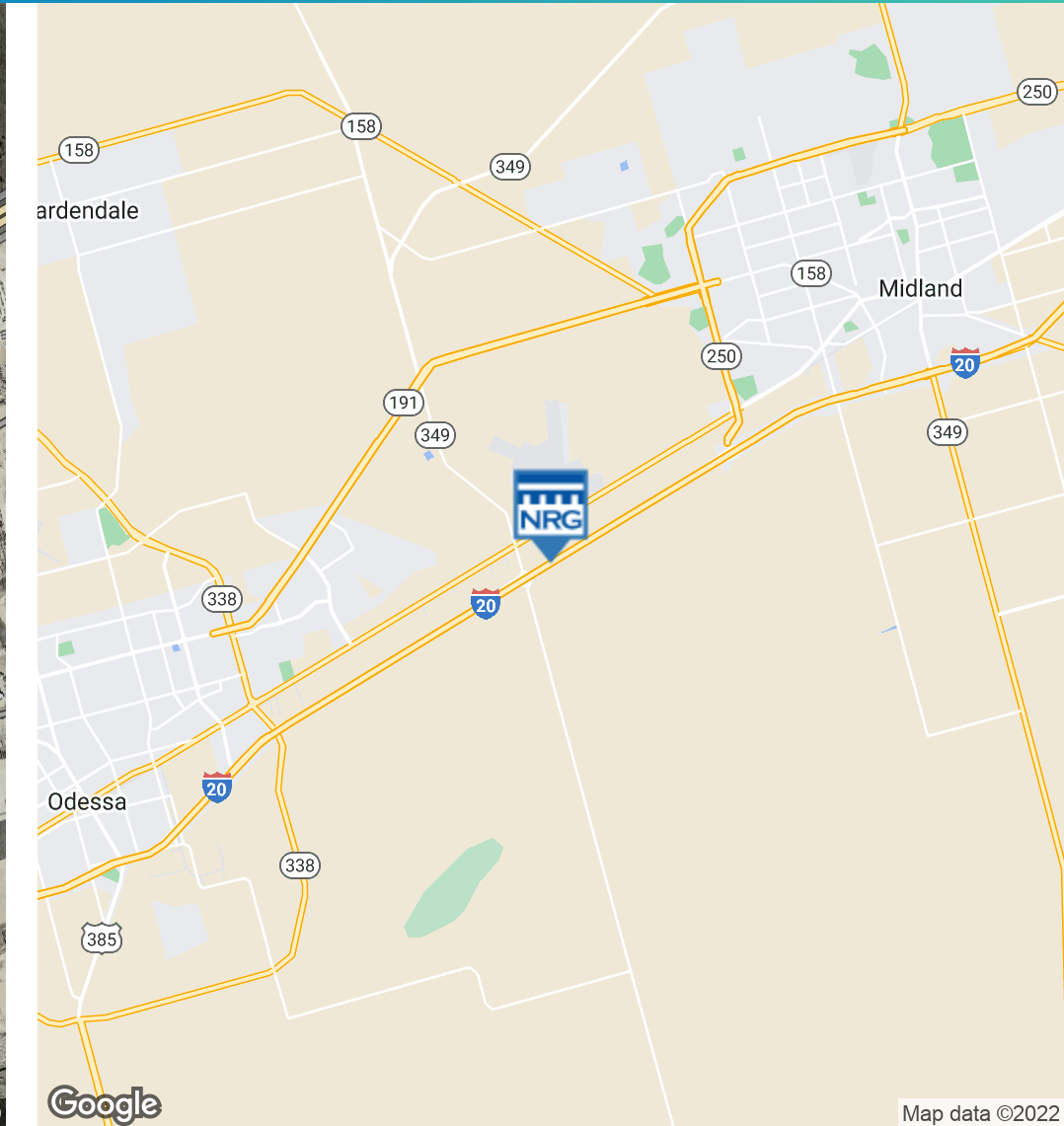
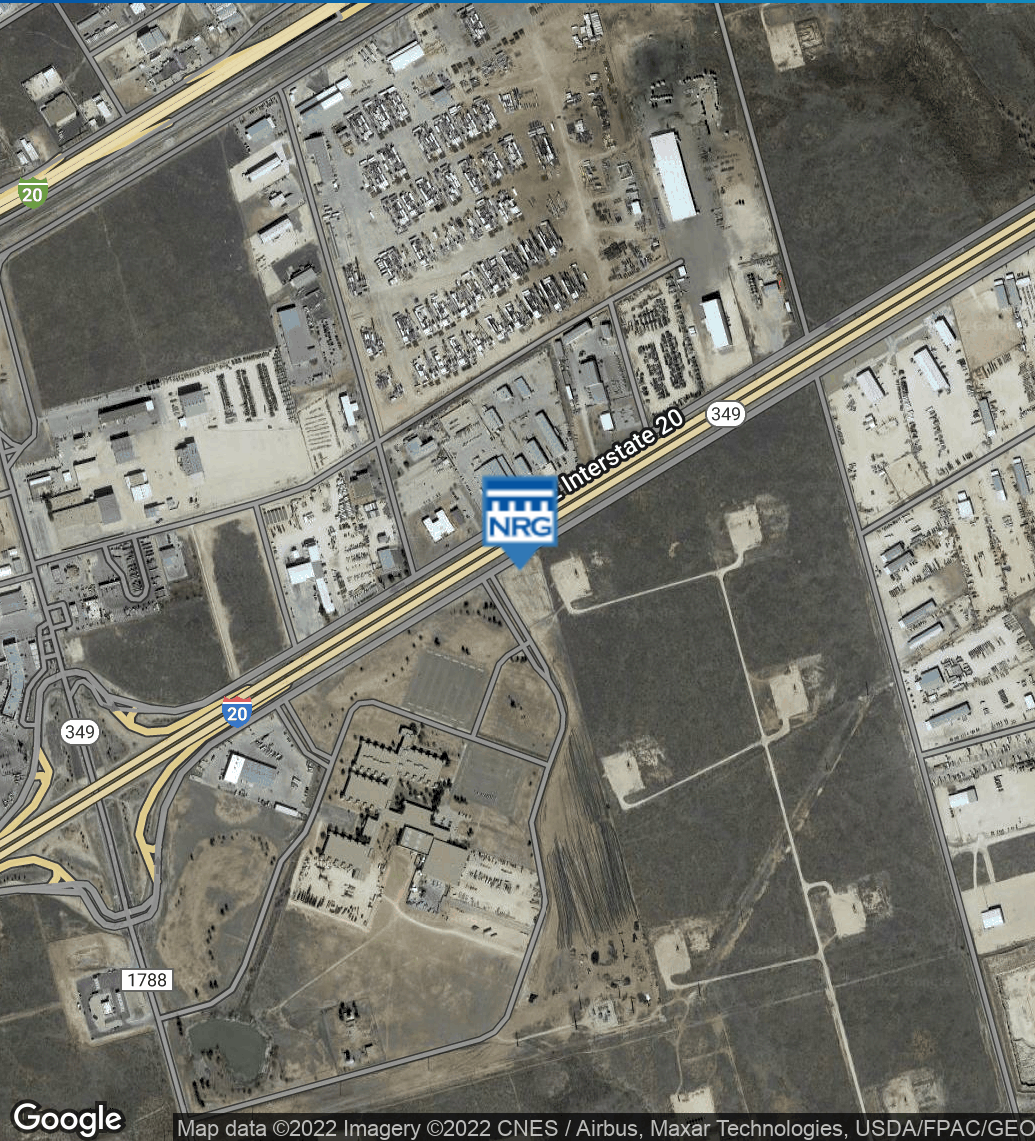
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Information About Brokerage Services

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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