

14,000 SF CLASS-A INDUSTRIAL FACILITY OFF I-20

INDUSTRIAL FOR LEASE

9817-C W INTERSTATE
20

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

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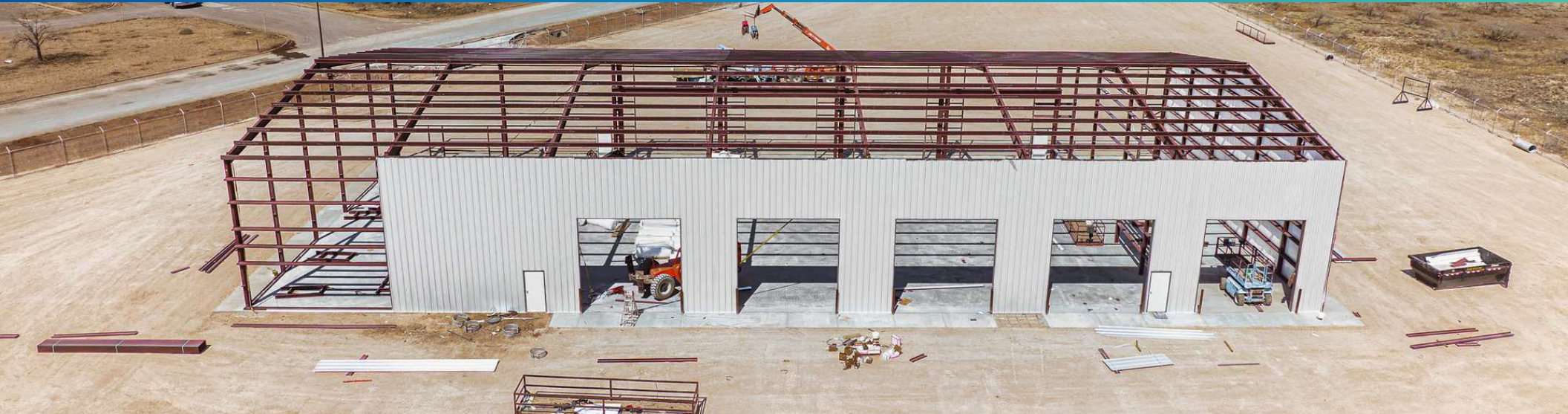


NRG REALTY GROUP
NRGREALTYGROUP.COM



14,000 SF CLASS-A INDUSTRIAL FACILITY OFF I-20

9817-C W INTERSTATE 20, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	14,000 SF
Lot Size:	4.5 Acres
Year Built:	2025
Zoning:	None

PROPERTY OVERVIEW

New 14,000 SF build-to-suit property is being developed on ± 4.5 acres just off of Interstate 20. The building will be 10-ton crane ready with 26' eave height, featuring 5 drive-through bays. The proposed office floor plan starts at 2,000 SF and can be expanded on the 1st floor and/or mezzanine level which can all be customized to your needs. Wash-bay can be added based on tenant's needs. Located outside city limits and serviced by city water and AT&T fiber internet, this property offers flexibility and prime access near I-20. An excellent opportunity for businesses seeking a custom-built facility in the Permian Basin. Construction commences 1/1/2025 and is set to be completed 4/1/2025.

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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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 14,000 SF on ± 4.5 acres
- 2,000 SF Office - Can be expanded on 1st and/or 2nd level
- 10-ton Crane Ready
- 5 Drive-Through Bays
- Wash-Bay Can be Added
- City Water & AT&T Fiber Internet
- Construction Commences 1/1/2025
- Estimated Completion Date 4/1/2025



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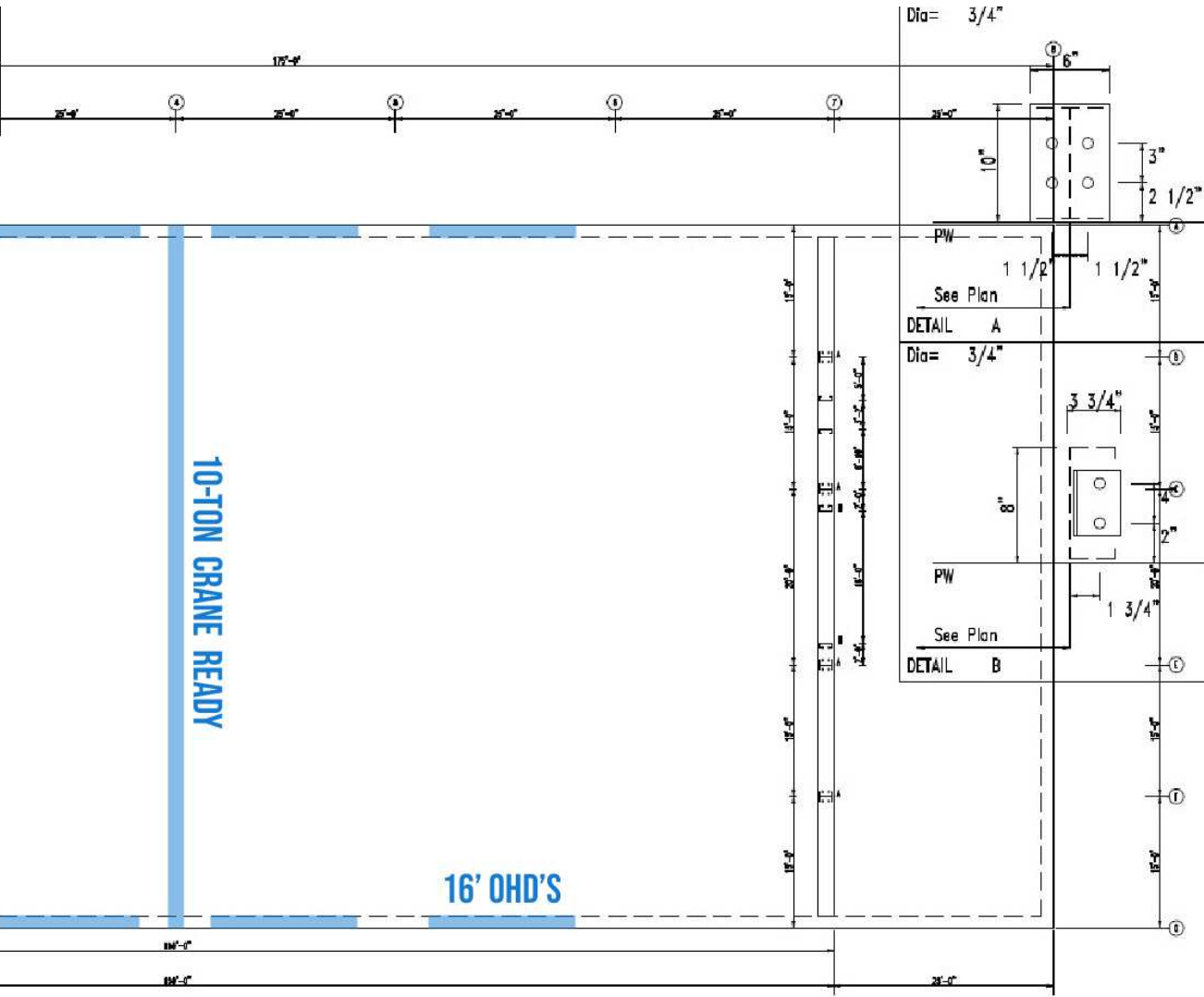
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ANCHOR BOLT SUMMARY

Qty	Locate	Dia (In)	Type	Proj (In)
4	DJ	3/4"	A307	2.50
16	PC	3/4"	A307	2.50

MAXIMUM REACTION

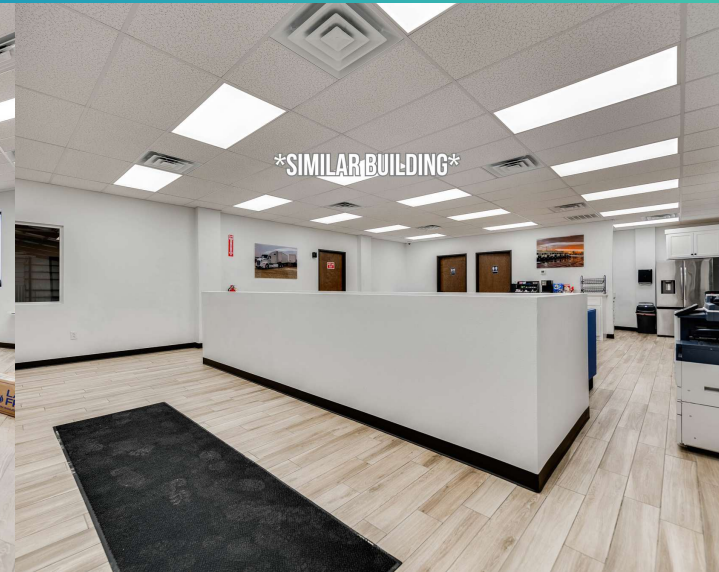
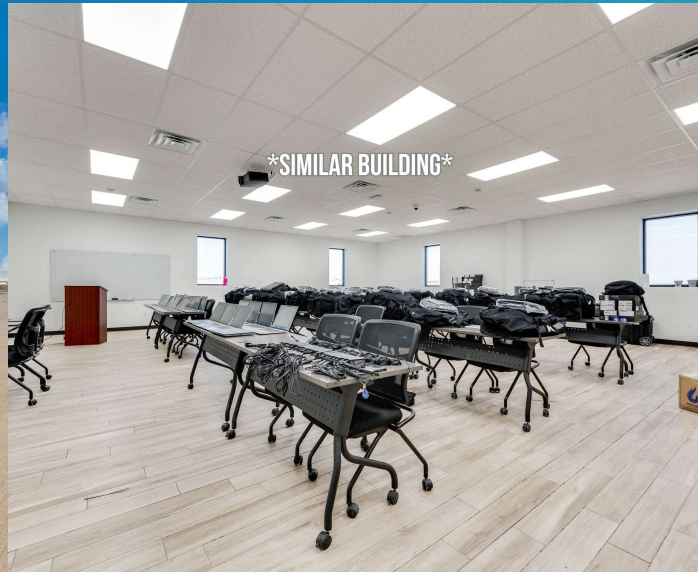
Part Id	Orient	--Max(k)--	
		Dead Vert	Wind Horiz
Trans.		0.4	3.2



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SIMILAR BUILDING PHOTOS



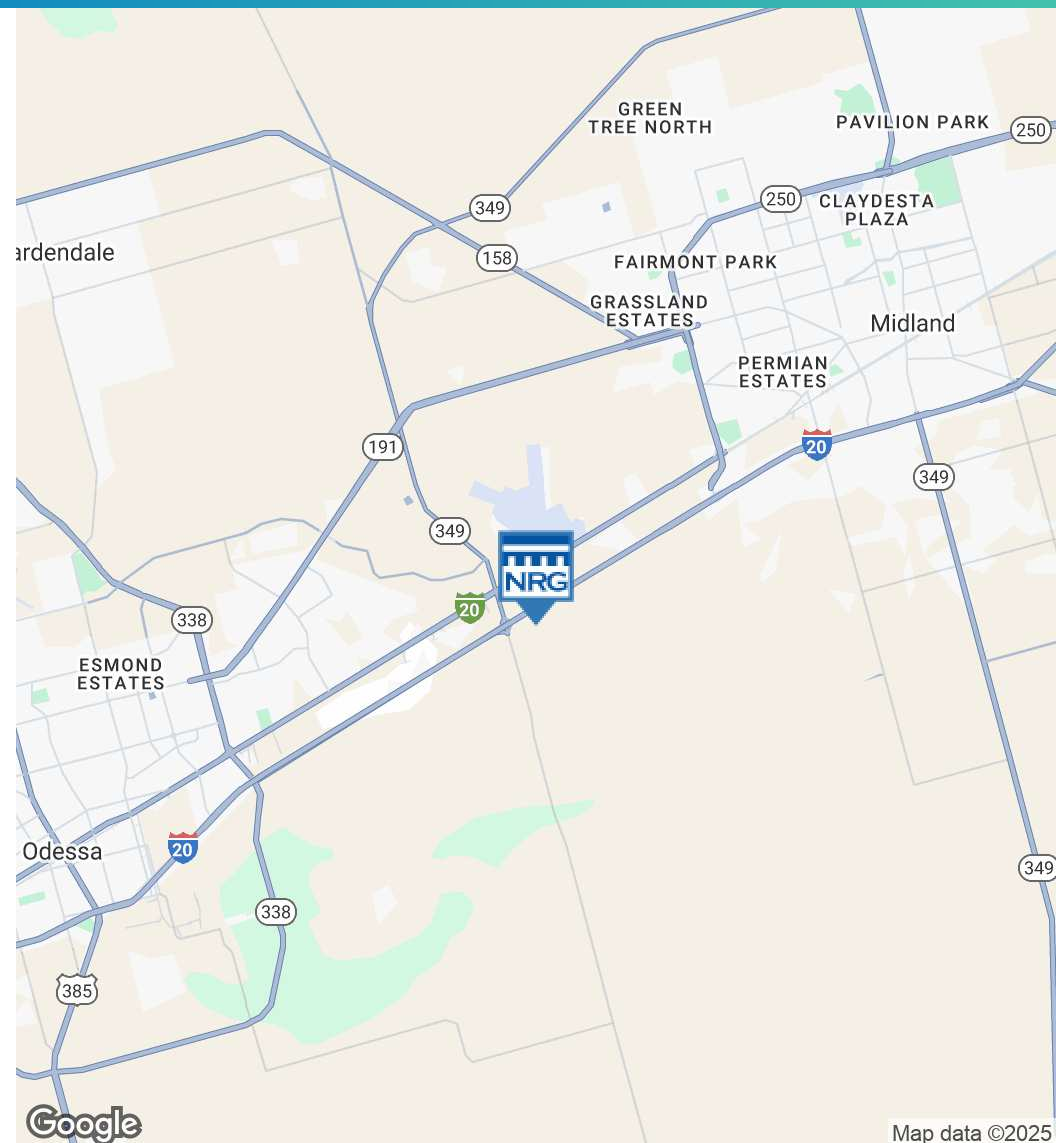
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Information About Brokerage Services

11/2/2015

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.

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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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Information available at www.trec.texas.gov

IABS 1-0 Date

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