

# NEW CONSTRUCTION WAREHOUSE AND CRANE SERVED MAINTENANCE SHOP

1602 S Midkiff Rd, Midland, TX 79701

INDUSTRIAL FOR LEASE



**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtgroup.com](mailto:tucker@nrgrealtgroup.com)

**NRG REALTY GROUP**

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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## OFFERING SUMMARY

Lease Rate:	\$36,000.00 /Mo (NNN)
Rate PSF/Yr:	\$18.61 (PSF/Yr)
Rate PSF/Mo:	\$1.55 (PSF/Mo)
Building Size:	23,206 SF
Lot Size:	7.23 Acres
Year Built:	2013
Renovated:	2025
Zoning:	Commercial

## PROPERTY OVERVIEW

Extremely accessible from I-20-Business or Interstate 20, this 23,206 SF facility on 7.23 Acres promises undeniable visibility and impressive new construction to host your business and service your customers. The 14,143 SF building, to be completed in July of 2025, provides  $\pm 10,000$  SF of 30' clear height, insulated warehouse and  $\pm 4,000$  SF of front office with covered concrete parking. All new construction is built to City of Midland Code Enforcement including a 175' concrete drive at the entrance, asphalt lot, drainage retention, interior firewalls, and ADA requirements. This facility also includes an 9,063 SF maintenance shop with 3 drive-through bays and a 10-ton crane.

## LOCATION OVERVIEW

This property is located inside the city limits with strategic access to Interstate 20 in Midland, Tx. From Midland International Airport, travel on Interstate 20 - Business going east towards Midland. In 6.3 miles, turn right on W Industrial Ave. Travel east on Industrial Ave. to the intersection of Midkiff Rd. and turn south. The property entrance will be in 1000 ft, on the west side of S Midkiff Rd. - If traveling on Interstate 20, take the Midkiff Rd. exit and travel north on Midkiff Rd. for 0.7 miles to the property entrance.



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## PROPERTY HIGHLIGHTS

- 2 Buildings totaling 23,206 SF on 7.23 Acres
- 14,143 SF - 2025 New Construction
- Built to all City of Midland code enforcement requirements
- 30' Clear Height - 100'x100' warehouse
- (4) 14'x16' Automatic Overhead Doors
- (19) Covered parking spaces - ADA
- (28) Asphalt parking spaces
- 9,063 SF - Existing maintenance shop
- 10-ton Crane
- Shop office
- Additional 86' concrete approach to yard



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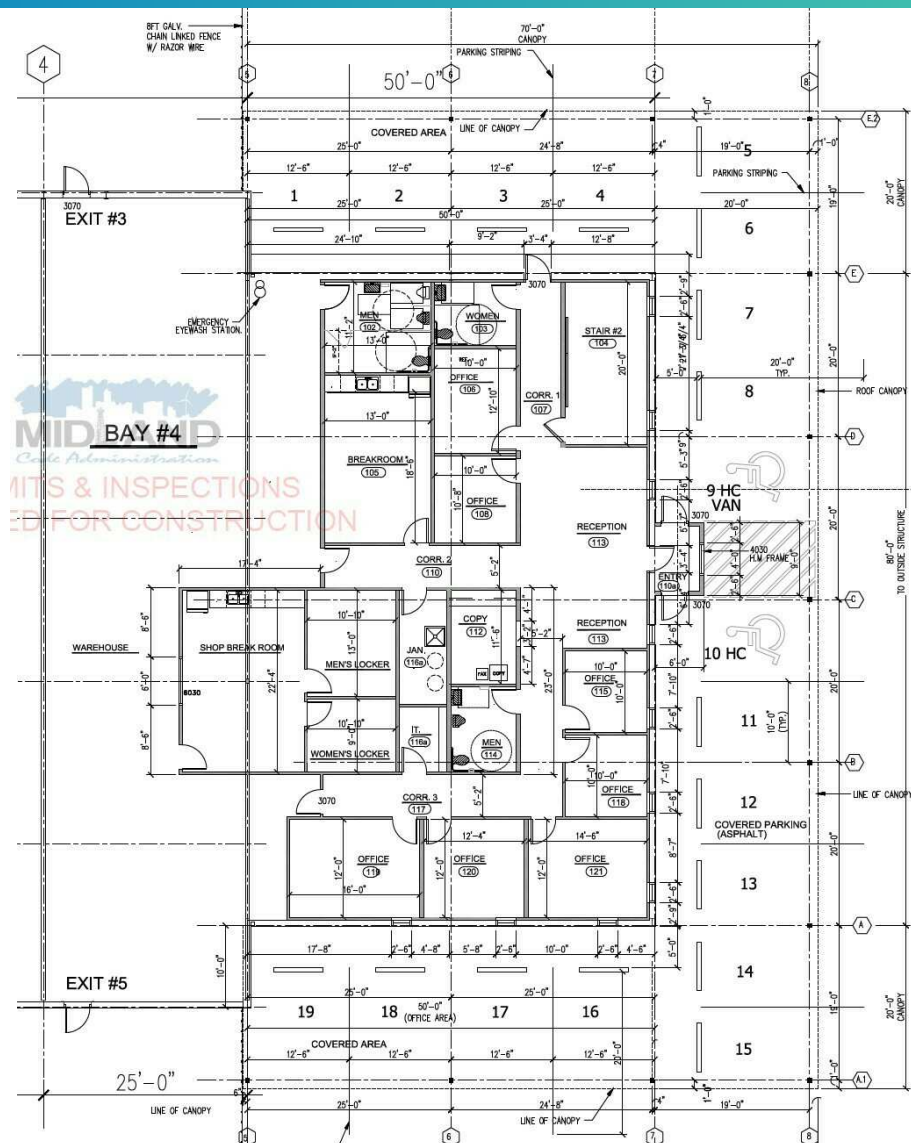
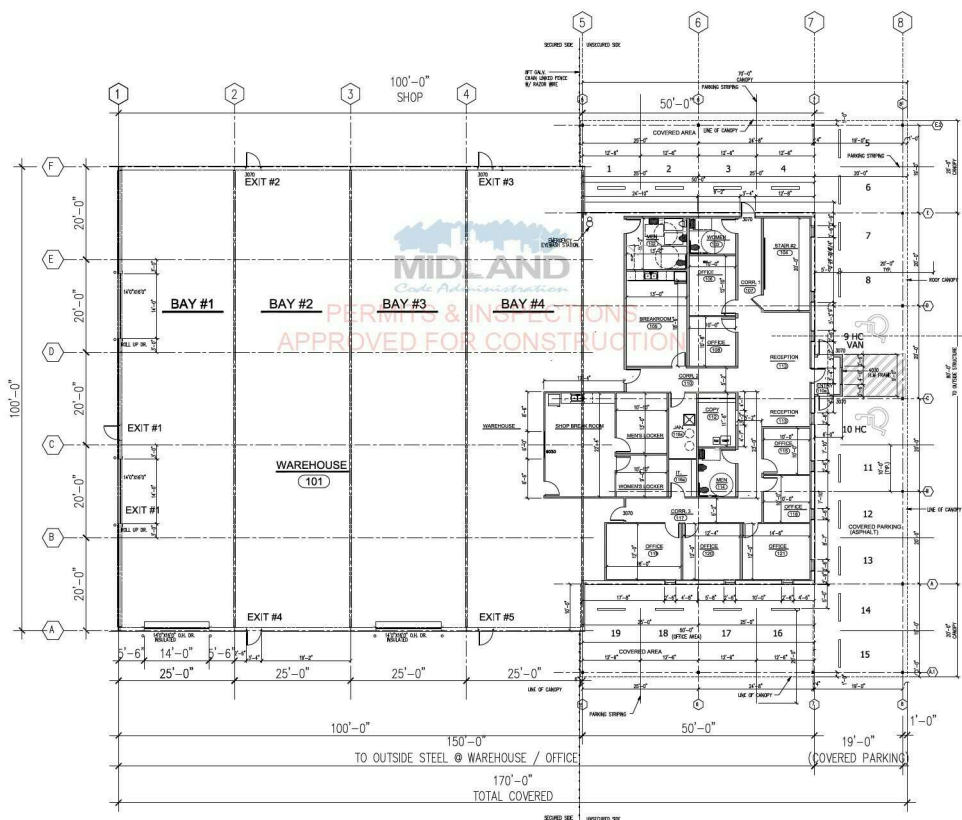
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14,143 SF NEW BUILD



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9,063 SF EXISTING

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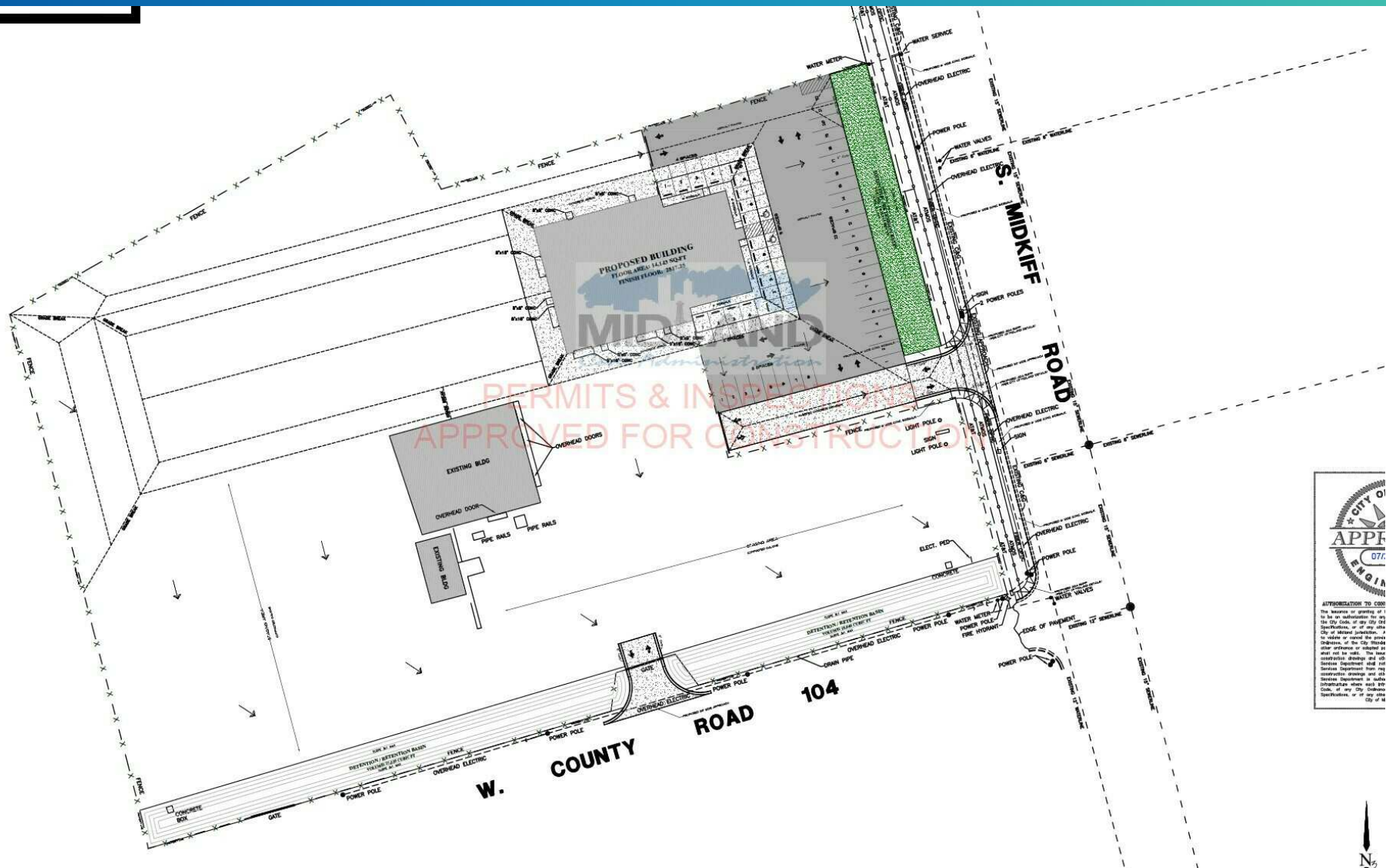


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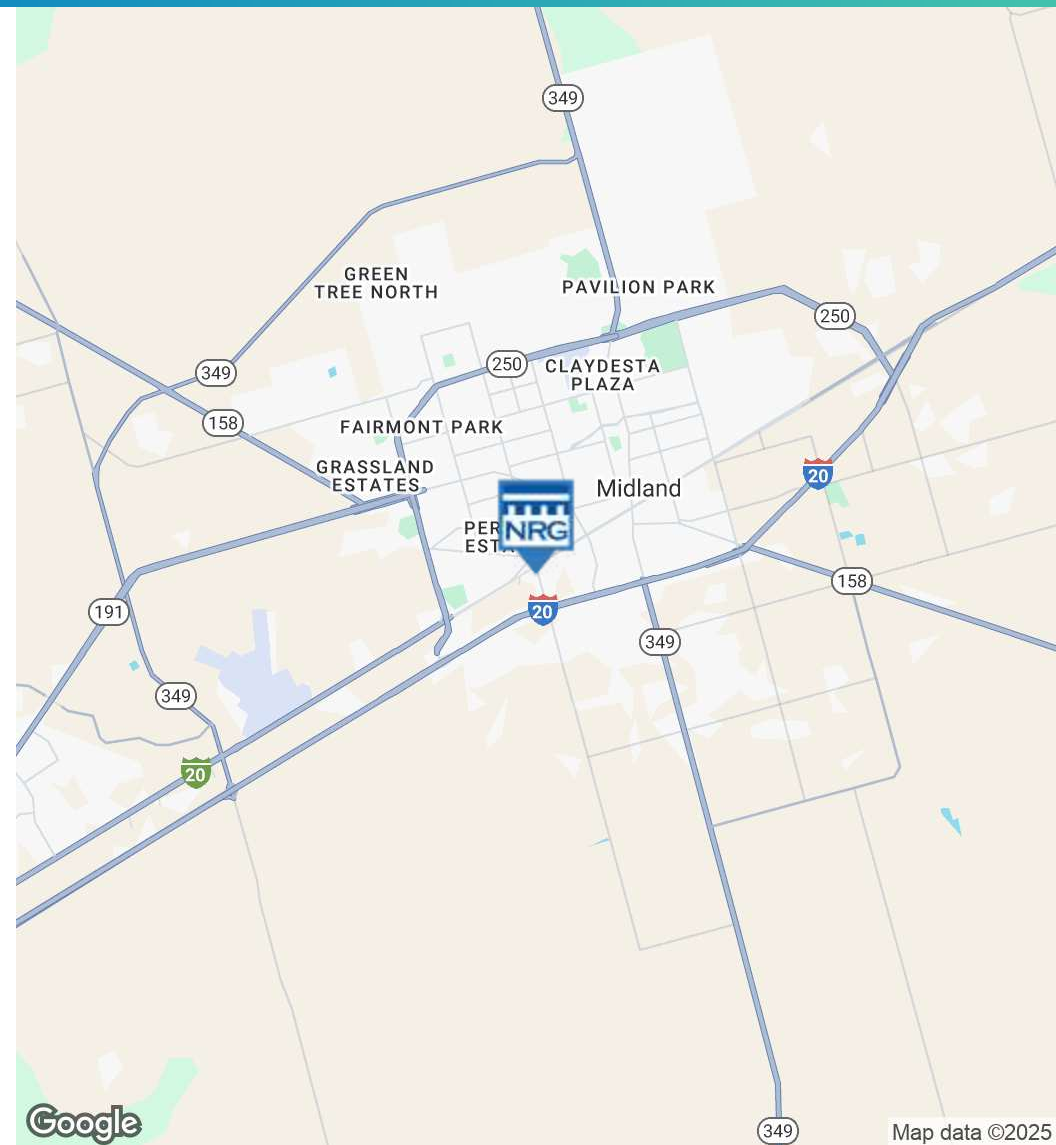
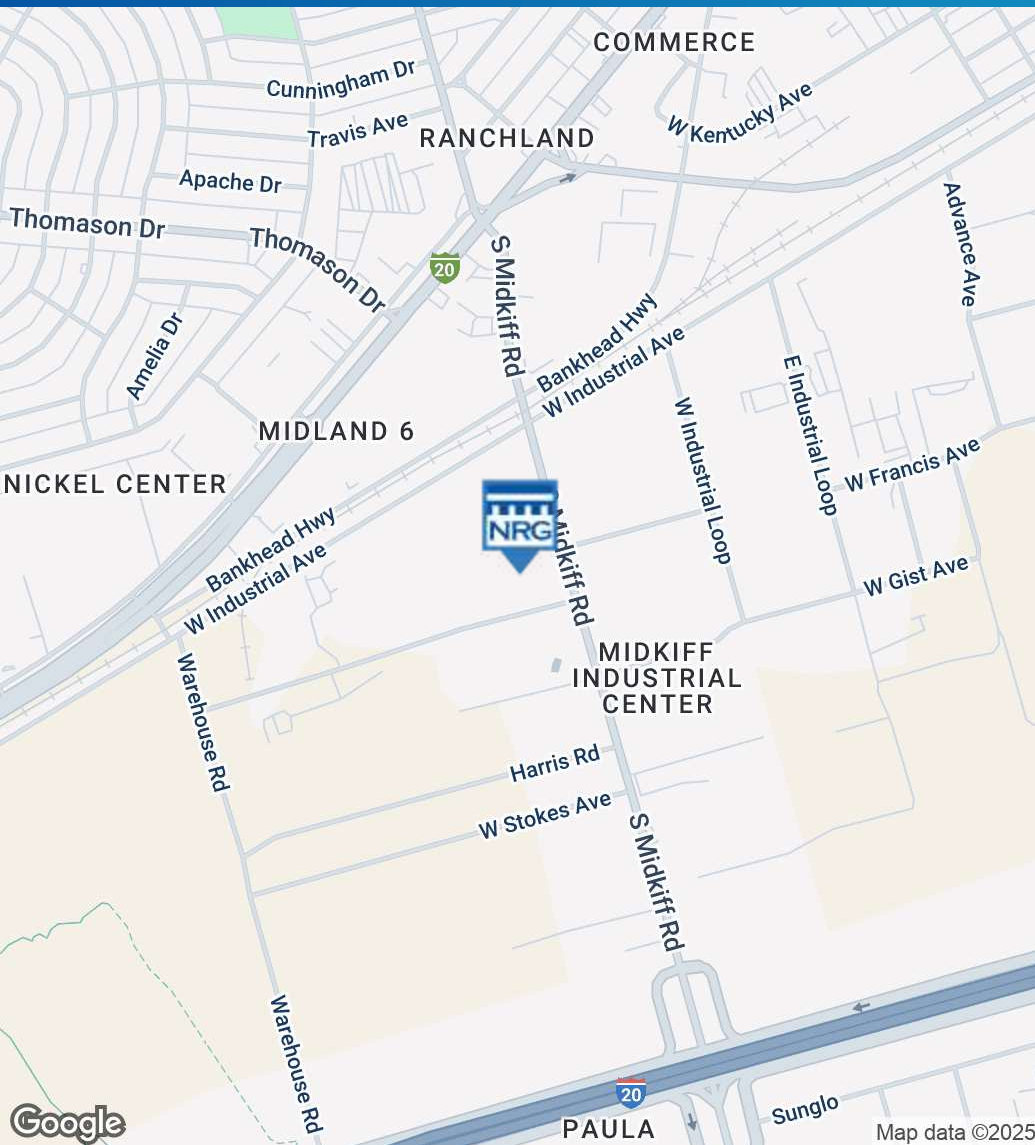


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## Information About Brokerage Services

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:
  - 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.

<u>NRG Realty Group, LLC</u>	<u>9004023</u>	<u>justin@nrgrealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@nrgrealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>John W.B. McDaniel</u>	<u>0405514</u>	<u>john@nrgrealtygroup.com</u>	<u>(214)325-4851</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Tucker Schneemann</u>	<u>767730</u>	<u>tucker@nrgrealtygroup.com</u>	<u>(432)661-4880</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038  
Justin Dodd

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: (214)534-7976 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

3610 SCR 1232



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**CONTACT BROKERS:**

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**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701  
432.363.4777

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