

CRANE SERVED, 2 DRIVE-THROUGH BAY SHOP W/ WASH-BAY OFF HWY 80

2708 S County Rd 1242, Midland, TX 79706

INDUSTRIAL FOR LEASE



LAYTON LOWRY

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$15,750.00 /Mo (NNN)
Building Size:	10,500 SF
Lot Size:	2 Acres
Year Built:	2008
Zoning:	County

PROPERTY OVERVIEW

10,500 SF industrial building on 2 Acres available for lease in Midland! There is 2,000 SF of office space including 7 large offices, 5 closets, break room, large men's restroom and a women's restroom. Built into the warehouse space, there is another area containing a men's locker room with shower and a training/break area with IT closet. The 8,500 SF warehouse has 2 drive-through bays, (1) 5-ton crane, plumbed for water and air and has LED lighting. There is a covered area on the back of the shop set-up as a test bay with drain system but can be used for a wash-bay. The yard is fully fenced with security lightings and (2) 20' rolling gates. Serviced by city sewer & a water well. Contact Layton Lowry for additional details.

LOCATION OVERVIEW

This property is located on S County Rd 1242 in Midland. Just off of W Industrial Ave, about 1.3 miles to Loop 250 & I-20 and 4.7 miles to Midland International Airport.

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PROPERTY HIGHLIGHTS

- 10,500 SF on 2 Acres
- 2,000 SF of Office Space
- 7 large offices, 5 closets, break room, a training/break area
- Men's restroom with lockers and shower
- 8,500 SF of Warehouse Space
- 2 drive-through bays
- (5) 14' x 16'
- (1) 5-ton crane
- Test bay with drain system, can be used as wash-bay
- 3-Phase Power, Water Well, City Sewer
- County - No zoning restrictions



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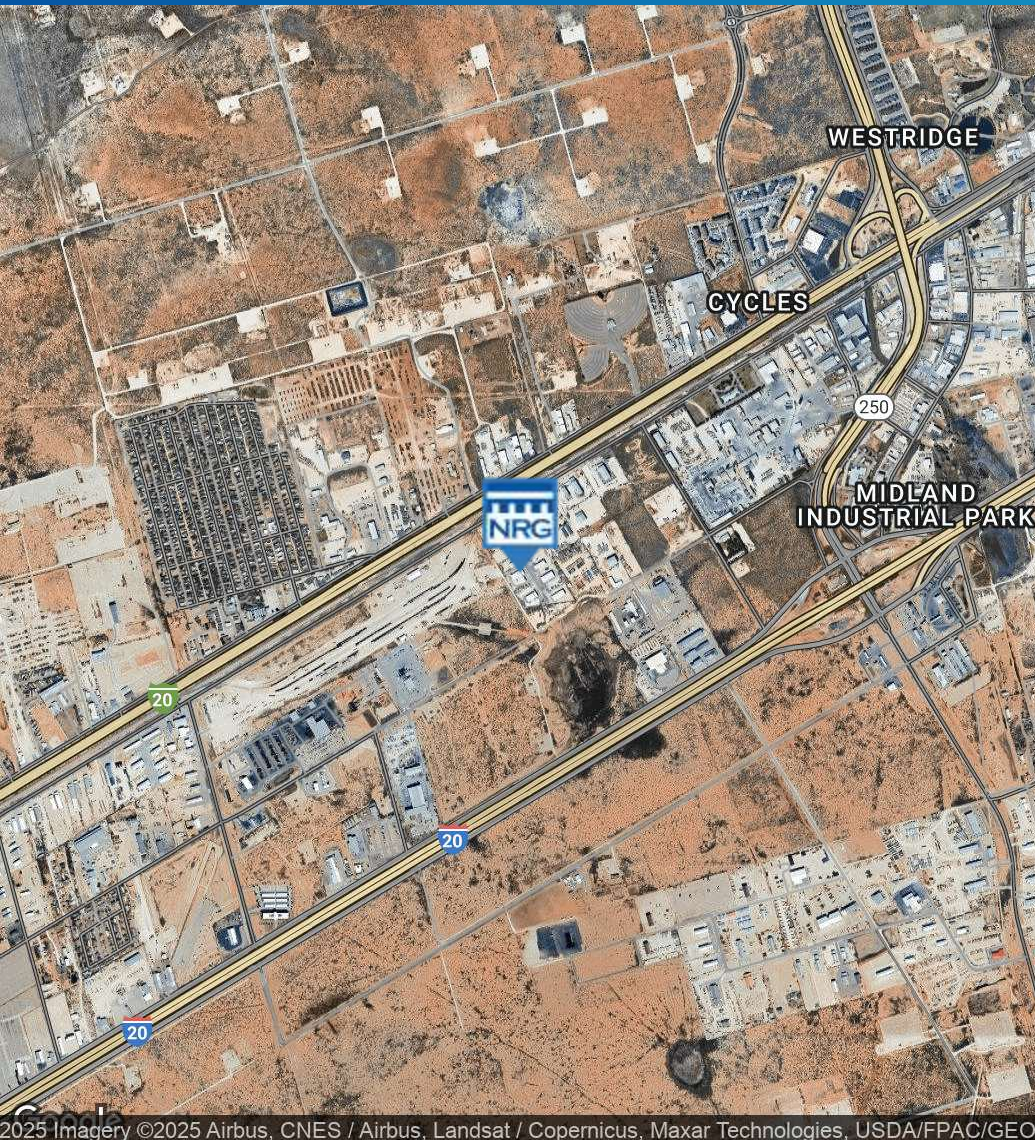
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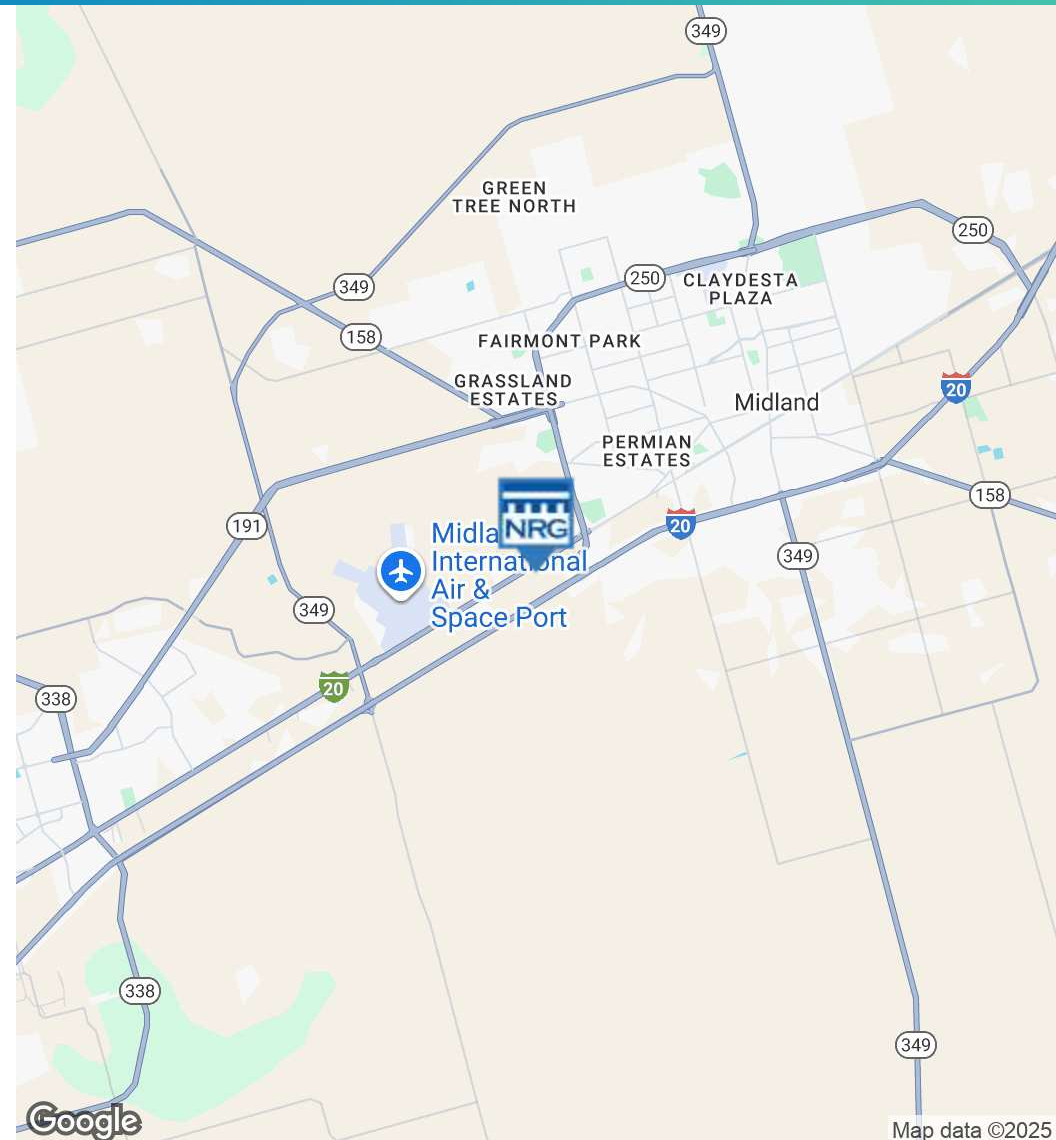


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Information About Brokerage Services

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

Buyer/Tenant/Seller/Landlord Initials

Date



2708 S COUNTY RD 1242 MIDLAND, TX 79706

CONTACT BROKER:

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