



3209 W. INDUSTRIAL AVE., MIDLAND, TX 79701
CRANE-SERVED 23,378 SF SHOP/OFFICE ON 10 ACRES



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3209 W. INDUSTRIAL AVE., MIDLAND, TX 79701

FOR LEASE

PROPERTY SUMMARY



FEATURES:

- Building(s): 23,378 SF
- Situated on 10 Acres
- 18+ Offices in 2 Buildings
- (6) OH Doors, all 16' Tall
- 25-Ton Crane w/ 120' Run
- 3-Ton Jib Crane
- Wash Bay
- Sprinklered

Building Size:
23,378 SQFT

Lot Size:
10 ACRES

Lease Rate
\$17.45 PSF/YR, NNN



CONTACT BROKERS:
JOHN JINKS, CCIM
JJINKS@FORMATIONTX.COM
512.791.7329

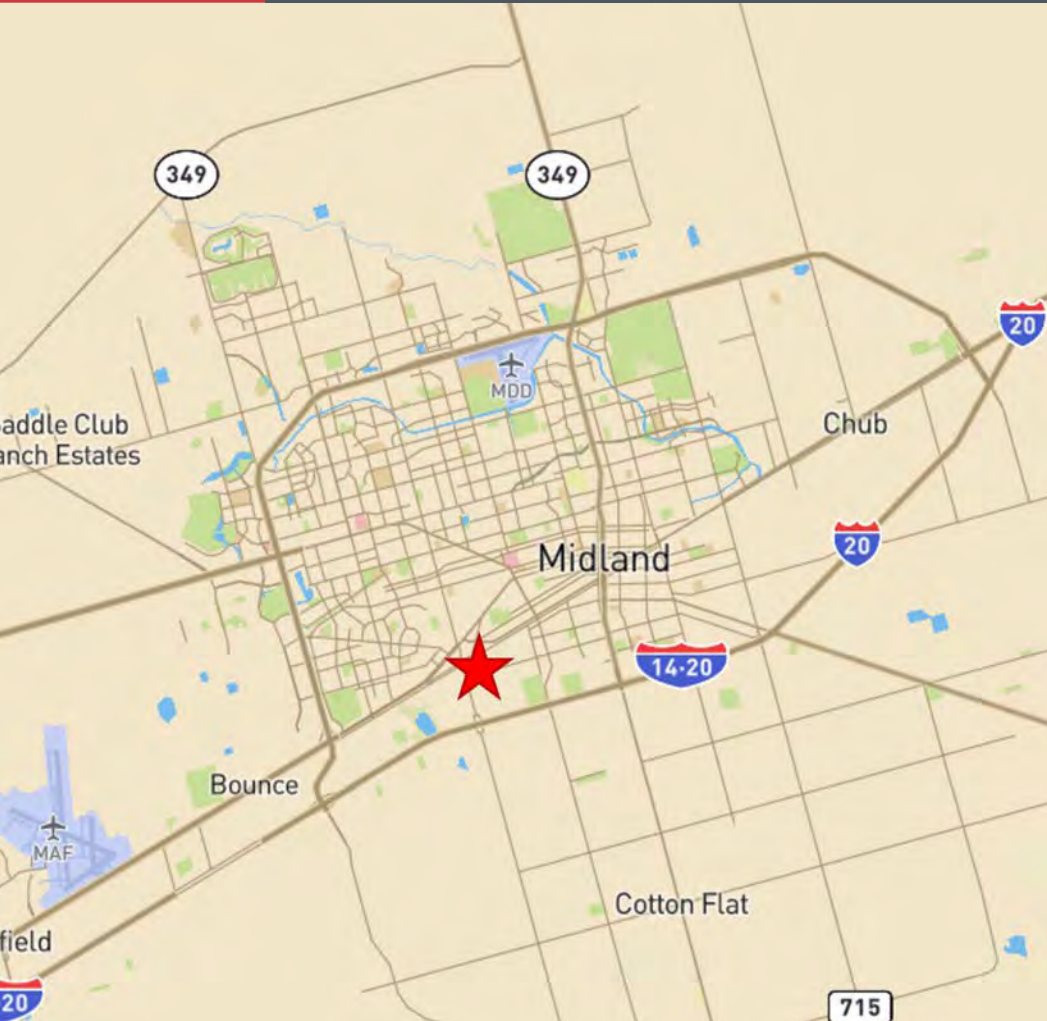
ROBERT SAWYER
RSAWYER@FORMATIONTX.COM
817.368.6050



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MAP



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SUMMARY



PROPERTY OVERVIEW

- Highly functional warehouse/office facility on 10 Acres with central location in Midland, TX.
- Situated along a key industrial corridor, just outside city limits, with frontage on Hwy 80 and less than 1 mile north of the IH-20 / Midkiff intersection.
- This facility includes ample office area in each building (18 offices total) with paved parking in front, and warehouse equipped with 25-ton bridge crane, (6) oversized grade level doors all 16' tall, heavy power, wash bay, 3-ton jib crane, and large concrete paved areas around exterior.
- The 10-acre lot is fully fenced and surfaced for outside storage with asphalt and rocked areas, paved drives, and includes gated access onto W. Industrial Ave. and W. Industrial Loop.



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Total RSF: 23,378 SF

Main Warehouse: 15,797 SF

- 1,747 SF Office
- (9) Individual Offices + 1 Shop Office
- 14,050 SF Shop
- (4) 18' W X 16' Tall OH Doors (drive thru)
- (2) 16' X 16' OH Doors
- Wash bay
- 25-Ton bridge crane
- 3-Ton jib crane
- Fully sprinklered shop
- Restrooms & locker room w/ shower

Office: 4,361 SF

- (9) Individual Offices
- Large training room
- Secure, covered and visitor parking

Storage Shop: 3,220 SF

- 10' X 12' OH Door
- Shop office
- Sprinklers

Total Lot: 10 Acres

- Secure fenced w/ (2) gated entries
- Asphalted and partial rock surface



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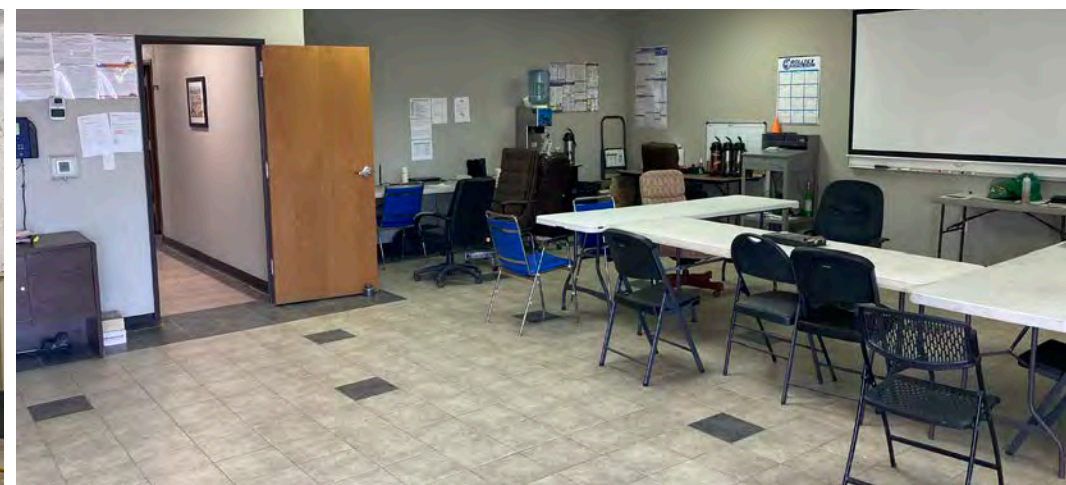
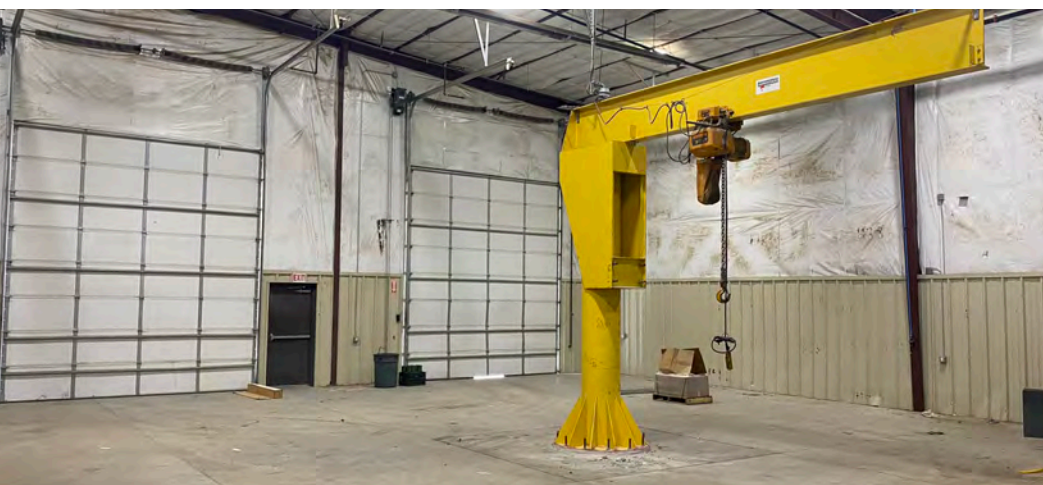
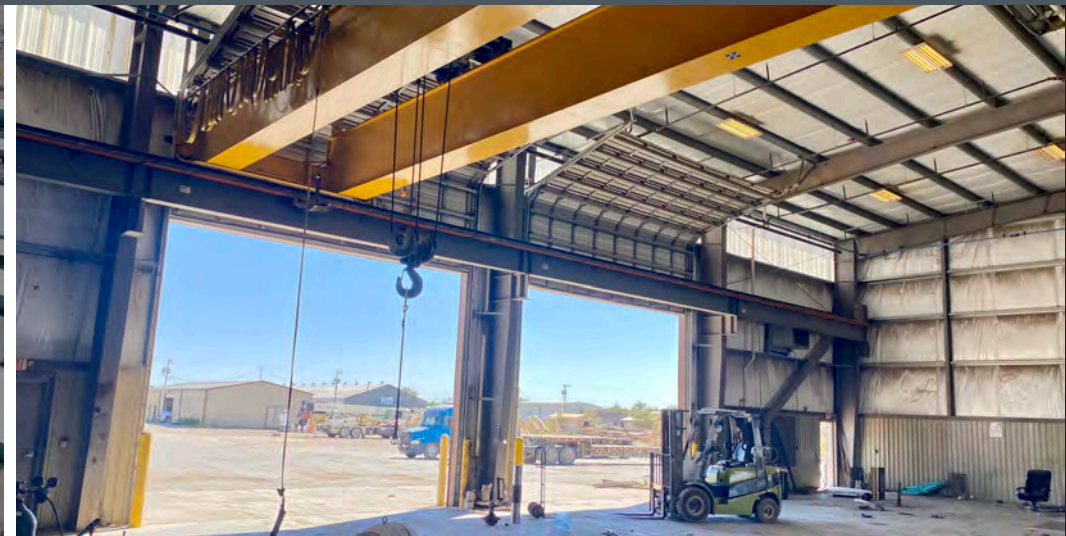
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PROPERTY PHOTOS



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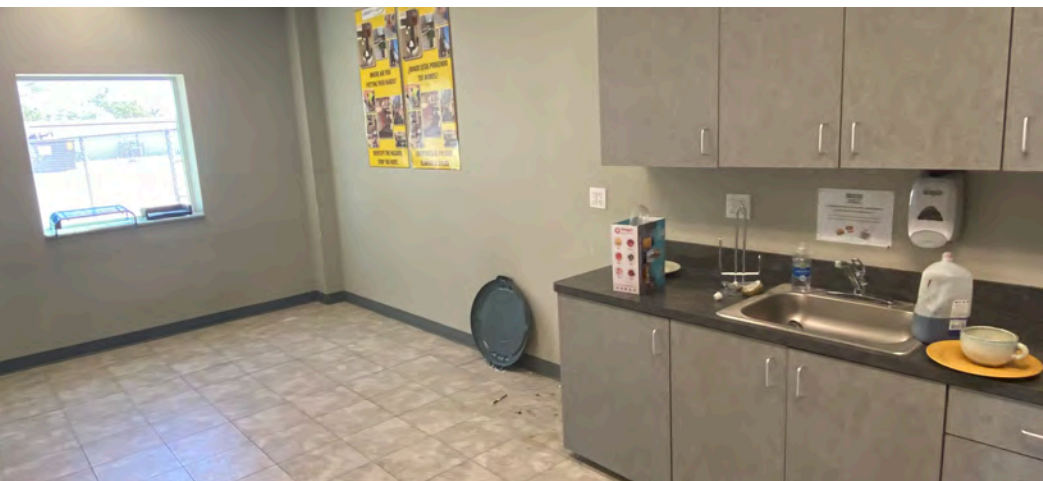


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INFORMATION ABOUT BROKERAGE SERVICES

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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC 9004385 (817) 368-6050

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License #

Phone

rsawyer@formationtx.com

Email

Robert Sawyer

578726

(817) 368-6050

Designated Broker Firm

License #

Phone

rsawyer@formationtx.com

Email

John Jinks

603059

(512) 791-7329

Licensed Supervisor of Sales Agent/Associate

License #

Phone

jjinks@formationtx.com

Email

Sales Agent/Associate's Name

License #

Phone

Email

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas
Real Estate Commission
Information available at
www.trec.texas.gov
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FORMATION REAL ESTATE, LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140

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