

# OFFICE/WAREHOUSE W/ WASH-BAY

6407 South County Road 1273, Midland, TX 79706

INDUSTRIAL FOR LEASE



**ANDREW SEMER**

512.217.0680

[andrew@nrgrealtygroup.com](mailto:andrew@nrgrealtygroup.com)



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6407 SOUTH COUNTY ROAD 1273, MIDLAND, TX 79706

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$12,000 /Mo (NNN)  |
| Building Size: | 8,475 SF            |
| Lot Size:      | 1.59 Acres          |
| Year Built:    | 2019                |
| Zoning:        | Outside City Limits |

### PROPERTY OVERVIEW

Positioned on 1.59 Acres, this 8,475 SF industrial facility offers a functional setup for oilfield, service, and industrial operations. The property includes 1,050 SF of office space with multiple private offices and a kitchenette. The shop features (6) 16' overhead doors forming three drive-through bays, a 22' clear height, and mezzanine storage space. A covered wash-bay is attached to the rear of the warehouse. The site is fully fenced and offers 3-Phase power and a private water well. With no zoning restrictions, the property provides flexibility for a variety of uses. Contact Andrew Semer for additional details.

### LOCATION OVERVIEW

Centrally located between Midland and Odessa off South County Road 1273, this property offers convenient access to I-20 and TX-349, both approximately 3 miles away.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 8,475 SF on 1.59 Acres
- 1,050 SF Office, Multiple Private Offices, Kitchenette
- (6) 16' Overhead Doors, 3 Drive-Through Bays
- 22' Clear Height
- Mezzanine Storage
- Covered Wash-Bay
- Fenced Yard
- Water Well
- 3-Phase Power



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ADDITIONAL PHOTOS



**ANDREW SEMER**

512.217.0680

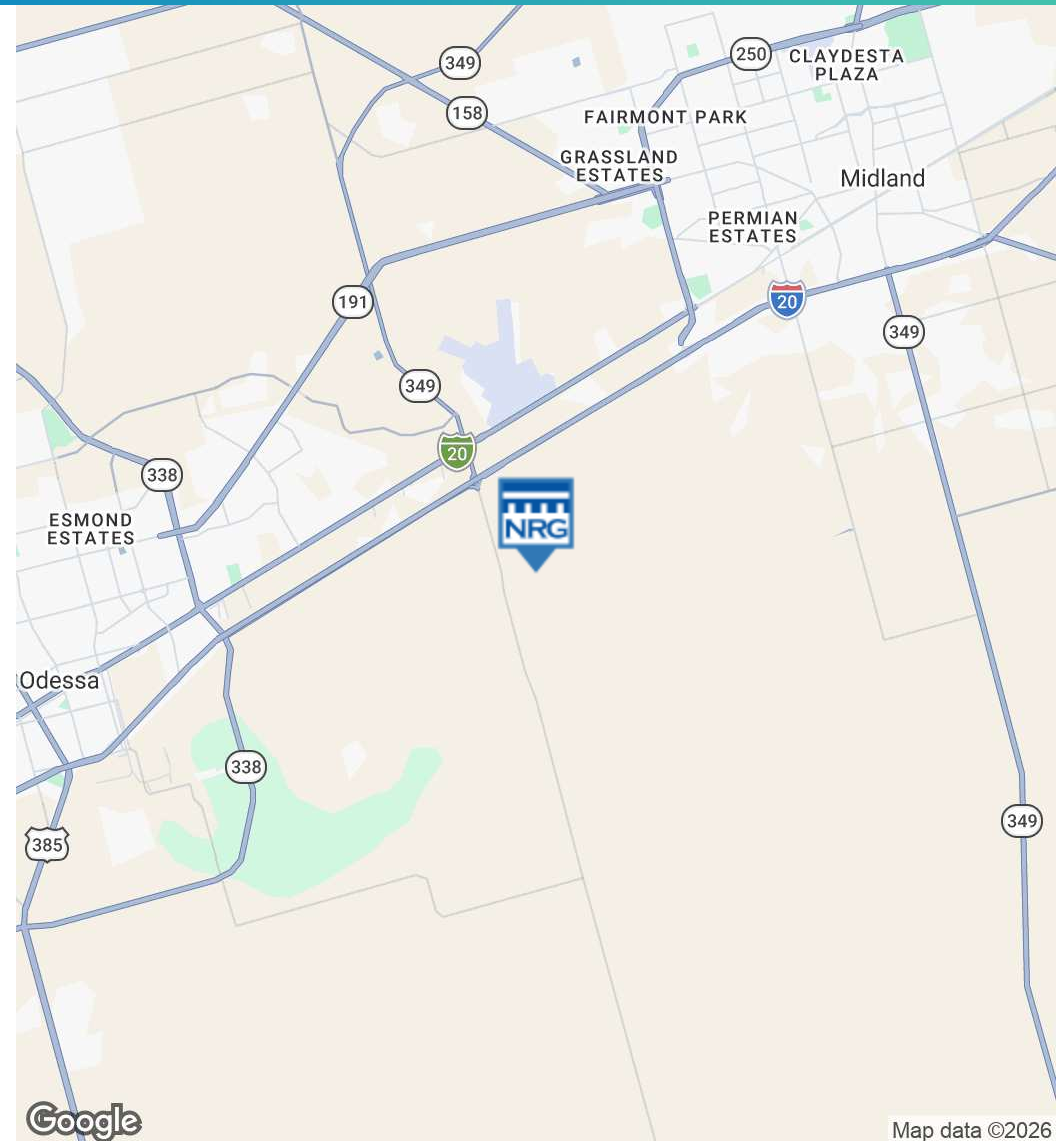
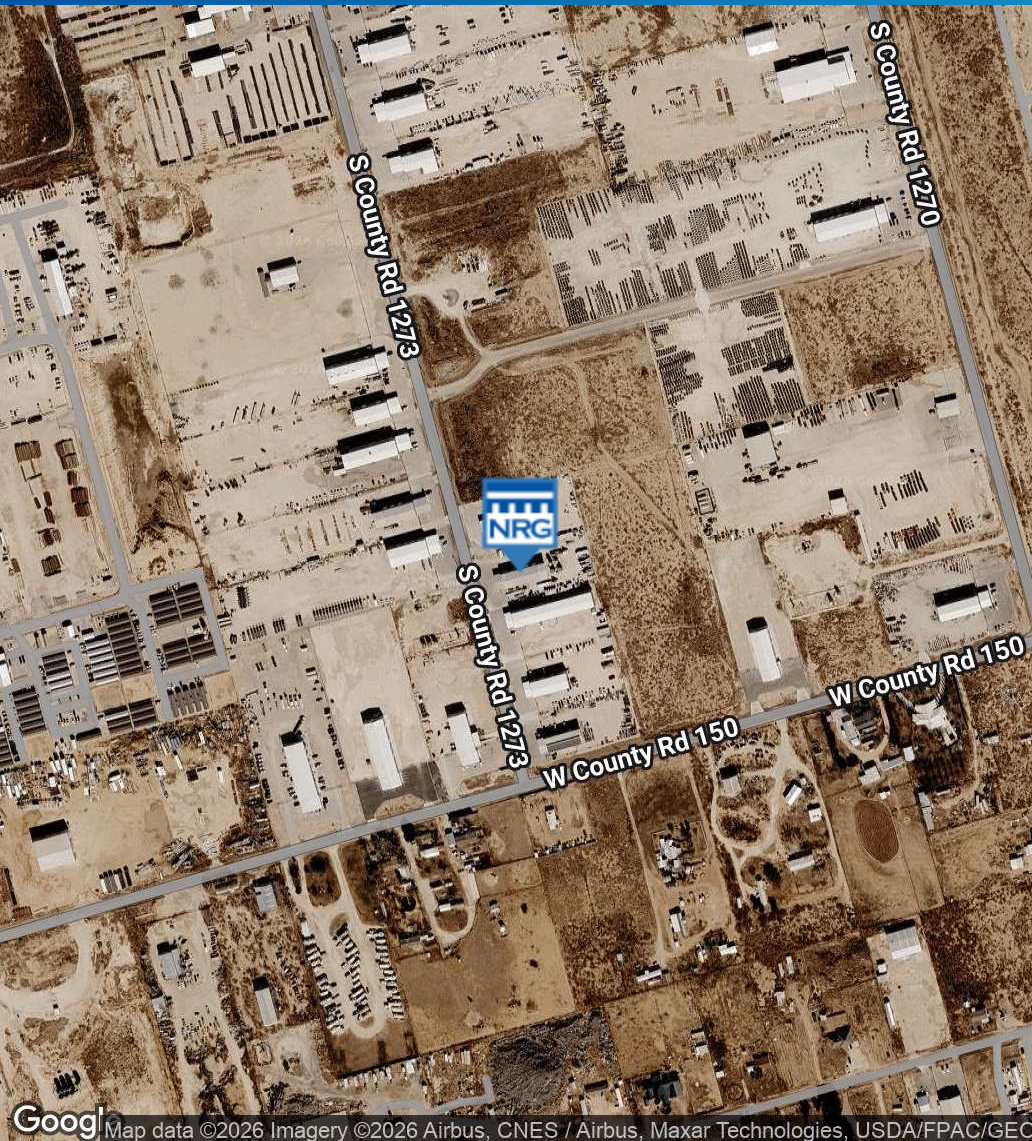
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## LOCATION MAP



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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

### 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.

|                                      |                |                                  |                        |
|--------------------------------------|----------------|----------------------------------|------------------------|
| <b>NRG Realty Group LLC</b>          | <b>9004023</b> | <b>Justin@NRGRealtygroup.com</b> | <b>(214)534-7976</b>   |
| Licensed Broker /Broker Firm Name or | License No.    | Email                            | Phone                  |
| Primary Assumed Business Name        |                |                                  |                        |
| <b>Justin Dodd</b>                   | <b>0601010</b> | <b>Justin@NRGRealtygroup.com</b> | <b>(214)534-7976</b>   |
| Designated Broker of Firm            | License No.    | Email                            | Phone                  |
| <b>N/A</b>                           | <b>N/A</b>     | <b>N/A</b>                       |                        |
| Licensed Supervisor of Sales Agent/  | License No.    | Email                            | Phone                  |
| Associate                            |                |                                  |                        |
| <b>Justin Dodd</b>                   | <b>0601010</b> | <b>Justin@NRGRealtygroup.com</b> | <b>(214)534-7976+-</b> |
| 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

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Total Directional

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## **CONTACT BROKERS:**

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### **ANDREW SEMER**

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## **NRG REALTY GROUP**

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