

2 DRIVE-THROUGH BAY WAREHOUSE W/ WASH-BAY

INDUSTRIAL FOR LEASE

74 FM 2119
PECOS, TX 79772

CONTACT BROKERS:

JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com



NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$12,000.00 /Mo (NNN)
Building Size:	10,000 SF
Lot Size:	5 Acres
Year Built:	2010
Zoning:	OCL - No Restrictions

PROPERTY OVERVIEW

Be a part of the Delaware Basin in this 10,000 SF industrial building on 5 acres. The building includes 2,700 SF of two-story office, 5,700 SF of warehouse space, and a 1,600 SF wash-bay. The first floor office is \pm 1,500 SF with a 10' built-in sales counter, 3 private offices, kitchenette, and men's & women's restrooms. The second floor is \pm 1,200 SF used as a 2 bedroom apartment with restroom, kitchenette, and open seating area. The shop features (4) 16' x 16' overhead doors forming 2 drive-through bays, radiant gas tube heaters, a 24' clear height, and washer/dryer connections. The wash-bay is 20' x 80' with an underground sump. There are also 2 trailer hookups in the yard. The site has 2 entrances, fully fenced and secured. Owner will consider a lease, flexible terms.

LOCATION OVERVIEW

The property is located in Pecos, TX, the heart of the Delaware Basin! The location on FM 2119 is 1.35 miles from Interstate 20 and located NW of downtown Pecos. This location is outside city limits with no restrictions and offers easy access to main thoroughfares for truck traffic.

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PROPERTY HIGHLIGHTS

- 10,000 SF on 5 Acres
- 2,700 SF 2-Story Office/Apartments
- Built-in Sales Counter, 3 Private Offices
- 2 Bedroom Apartment Upstairs
- 5,700 SF Shop
- (4) 16' x 16' Overhead Doors | 2 Drive-Through Bays
- Radiant Tube Heaters, Washer/Dryer Connections
- 1,600 SF Wash-Bay
- 2 Trailer Hookups
- Fully Fenced and Secured



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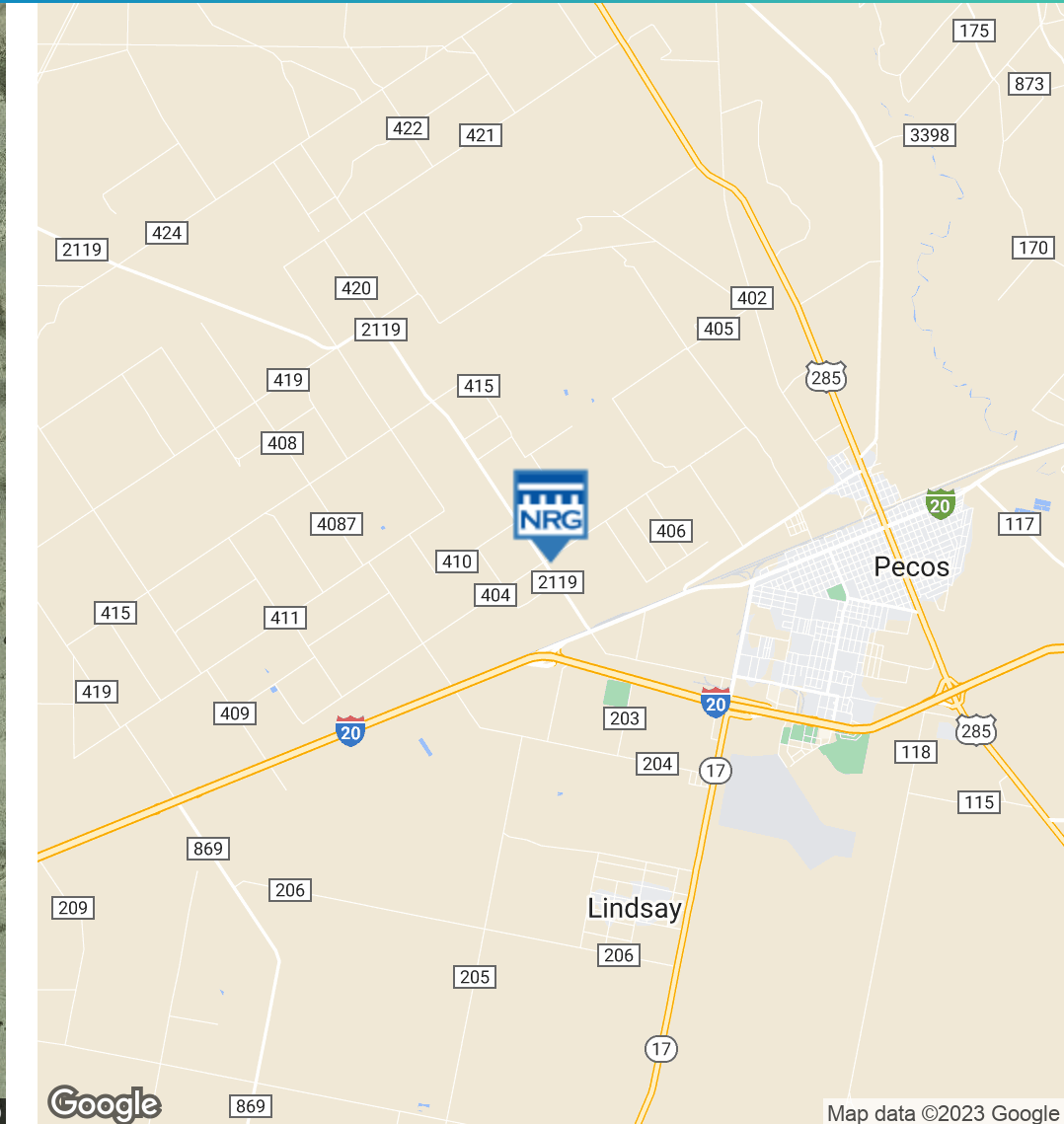
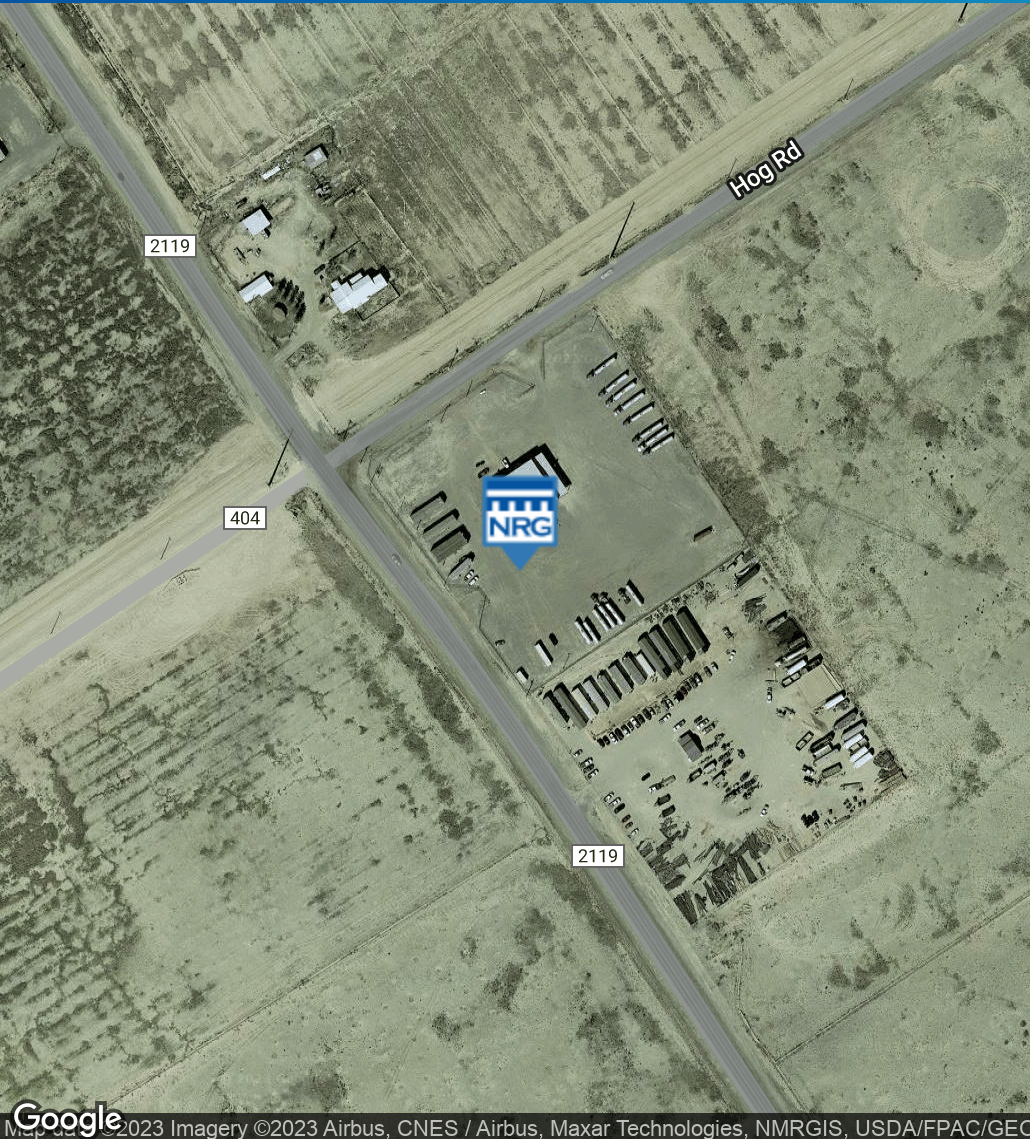


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Information About Brokerage Services

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:
 - 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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone
Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

MIDLAND OFFICE

10810 TX 191, Suite 1, Midland, TX

432.363.4777

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