

NEW INDUSTRIAL FACILITY ON ±5 ACRES W/ WASH-BAY

INDUSTRIAL FOR LEASE

12825 W COUNTY RD 91

MIDLAND, TX 79707

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$23,000.00 /Mo (NNN)
Building Size:	14,750 SF
Lot Size:	5 Acres
Year Built:	2024
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Explore the opportunity to lease this new, amenity heavy industrial property with convenient access around the Permian Basin! This property consists of one 14,750 SF building on ±5 Acres. The 10,000 SF shop features three drive-through bays with 14' x 16' automatic doors, 3-Phase/480V power, LED lighting, and is 10-ton crane ready. The 2,750 SF office space includes 8 private offices, conference room, break room, plus a separate shop restroom. The building also has a 2,000 SF wash-bay. The yard will be covered with asphalt millings which significantly reduces dust and mud. The entire front area will be paved asphalt including the covered parking spots. Available December 1, 2024. Contact Justin Dodd for more information!

LOCATION OVERVIEW

This property is located in a developing industrial area just off TX-191, 7 miles North of Midland International Air & Space Port in Midland, TX. It is approximately 2.8 miles from TX-349, providing convenient access to the Midland-Odessa workforce.

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PROPERTY HIGHLIGHTS

- 14,750 SF Building on ±5 Acres
- 2,750 SF Office Space
- 10,000 SF Shop Space
- (6) 14' x 16' Automatic Doors
- 10-ton Crane Ready, LED Lighting
- 2,000 SF Covered Wash-Bay
- Paved Asphalt, Covered Parking
- Available December 1, 2024



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SAMPLE BUILDING



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SAMPLE BUILDING



SAMPLE BUILDING



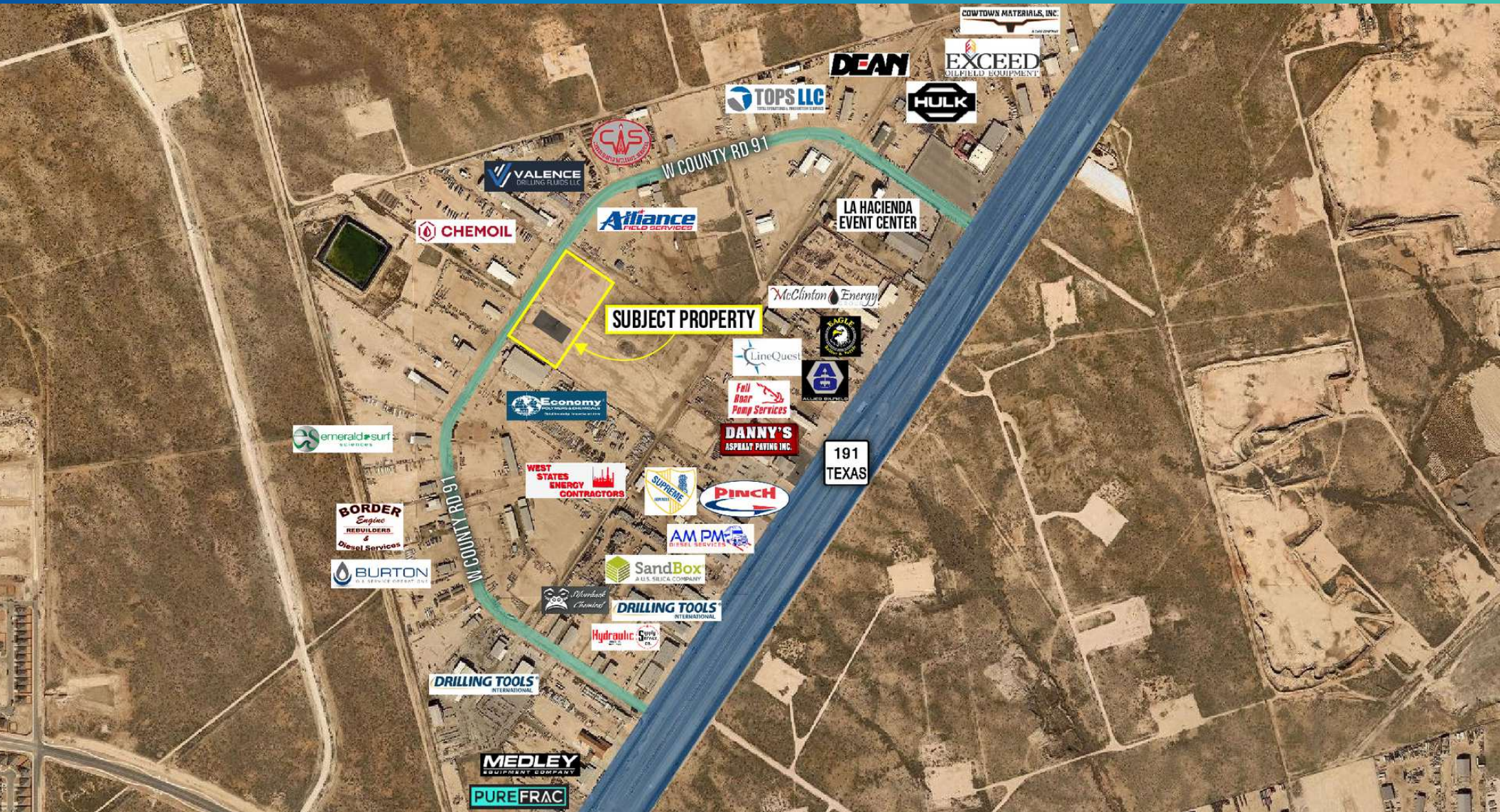
SAMPLE BUILDING



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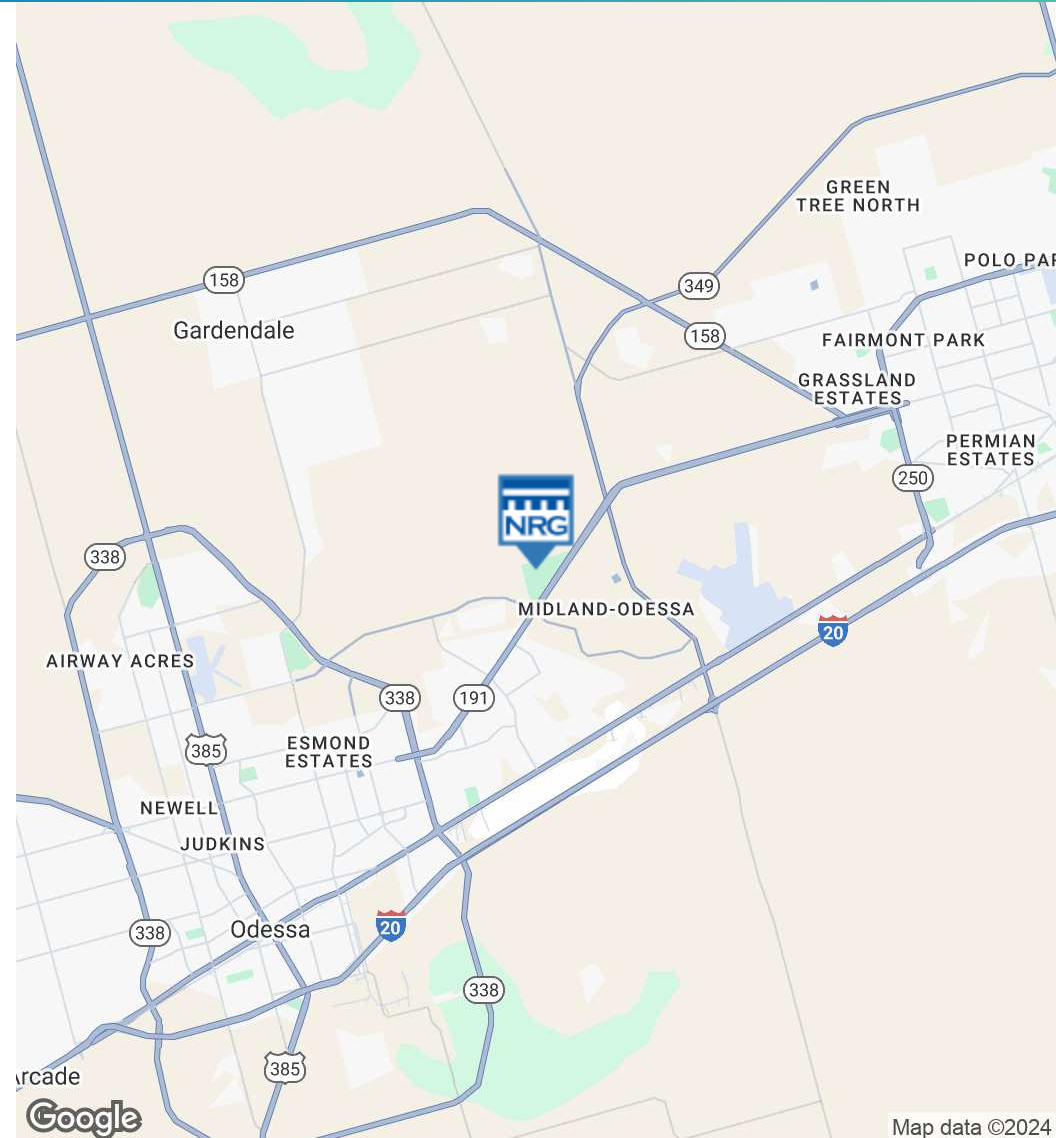
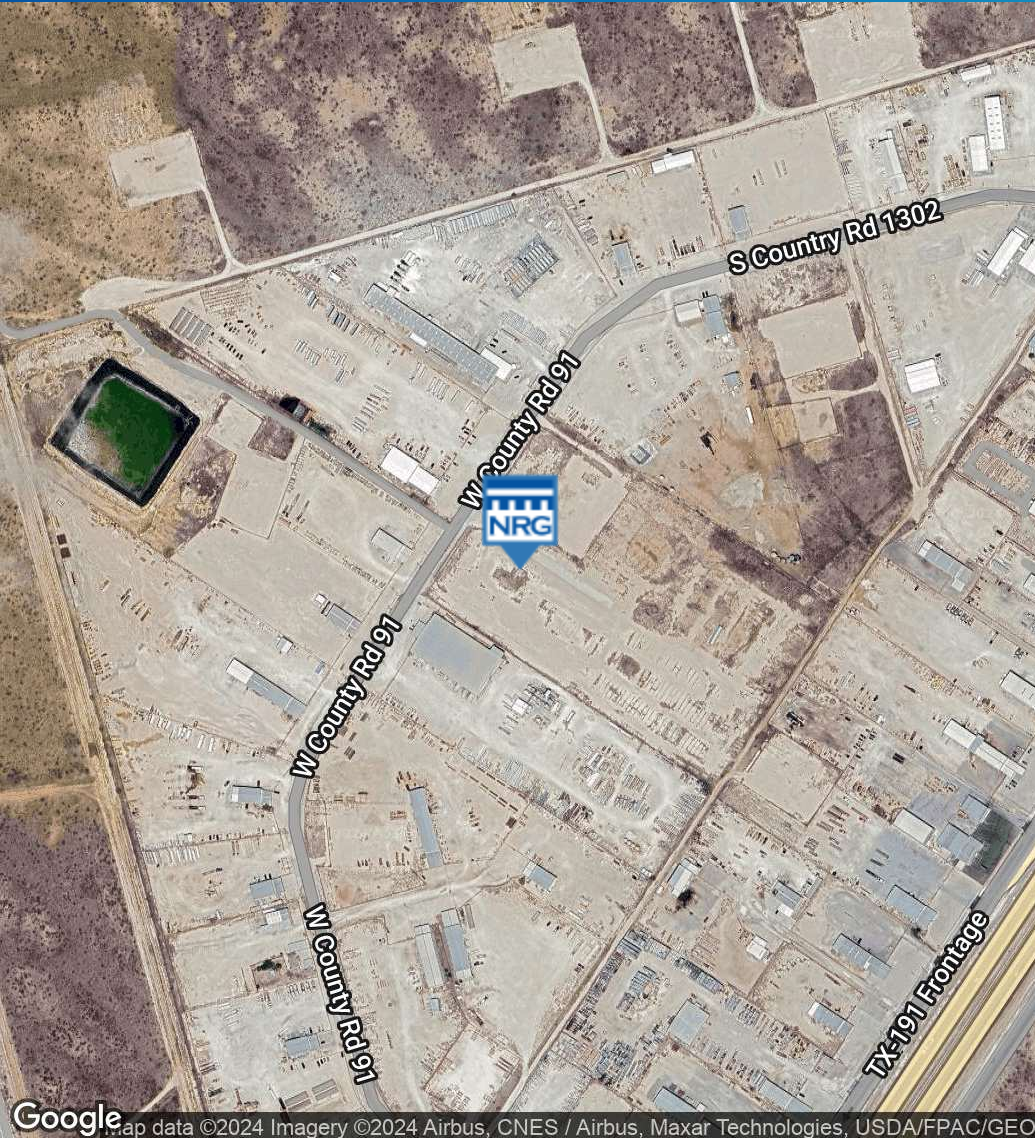
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Information About Brokerage Services

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:
 - 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.

<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 Primary Assumed Business Name	License No.	Email	Phone
<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>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
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Phone: (214)534-7976 Fax:

Total Directional

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