

INDUSTRIAL OFFICE/WAREHOUSE & HOUSING IN GARDENDALE

10916 E Cottonwood Road, Gardendale, TX 79758

INDUSTRIAL FOR LEASE



JUSTIN DODD
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NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

10916 E COTTONWOOD ROAD, GARDENDALE, TX 79758



OFFERING SUMMARY

Lease Rate:	\$10,500.00 /Mo (NNN)
Building Size:	10,411 SF
Lot Size:	2.43 Acres
Year Built:	2011
Zoning:	None, County

PROPERTY OVERVIEW

Set on 2.43 Acres, this property includes multiple buildings totaling approximately 10,426 SF. The main building offers $\pm 6,626$ SF of shop and office space. Inside the $\pm 1,200$ SF office is a welcoming reception area, 5 private offices, 2 restrooms (1 with a shower), a conference room, and a break area, all finished with stained concrete floors. The fully insulated shop offers $\pm 5,426$ SF of space with (3) 16'x16' automatic overhead doors. It is plumbed for air, equipped with an R/O system and 220V outlets, and includes a shop restroom along with a second-floor mezzanine for storage. On the west side of the building, there is a covered area ideal for RV storage with (4) 50-amp outlets (this is not included in the total SF). The property includes 3 on-site housing units that together provide approximately 3,800 SF of living space. The single-wide man-camp trailer measures 50'x20', offering 1,000 SF with 3 bedrooms and one bathroom. The double-wide man-camp trailer measures 50'x40', totaling 2,000 SF and featuring 3 bedrooms and 2 bathrooms. The studio apartment measures 40'x20', offering 785 SF with a lofted bedroom and one bathroom. This well-maintained property combines functional workspace with comfortable on-site living accommodations, making it ideal for a variety of uses. Contact Justin Dodd for additional details.

LOCATION OVERVIEW

This property is just 0.07 miles from E Cottonwood Rd and N Rice Ave in Gardendale, TX. The property sits 1.12 miles west of N FM 1788, a highly visible north-south highway through Midland, and 2.78 miles from HWY 158, a major route connecting to SE New Mexico, Kermit, and Monahans. Only 10.1 miles from Midland International Airport.

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PROPERTY HIGHLIGHTS



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- ±10,411 SF Under Roof on 2.43 Acres
- ±1,200 SF Office | ±5,426 Shop
- 5 Private Offices, Reception, Conference Room
- (3) Drive-In Bays w/ 16' x 16' OHD's
- (4) 50 Amp RV Hook-ups | RV Storage
- 2,000 SF Trailer - 3 Bed/2 Bath
- 1,000 SF Trailer - 3 Bed/1 Bath
- 785 SF Studio Apartment - Lofted Bed/1 Bath
- (2) Water Wells, Septic
- Single-Phase, 220V Power
- No Zoning, In County
- AT&T Fiber in the Vicinity



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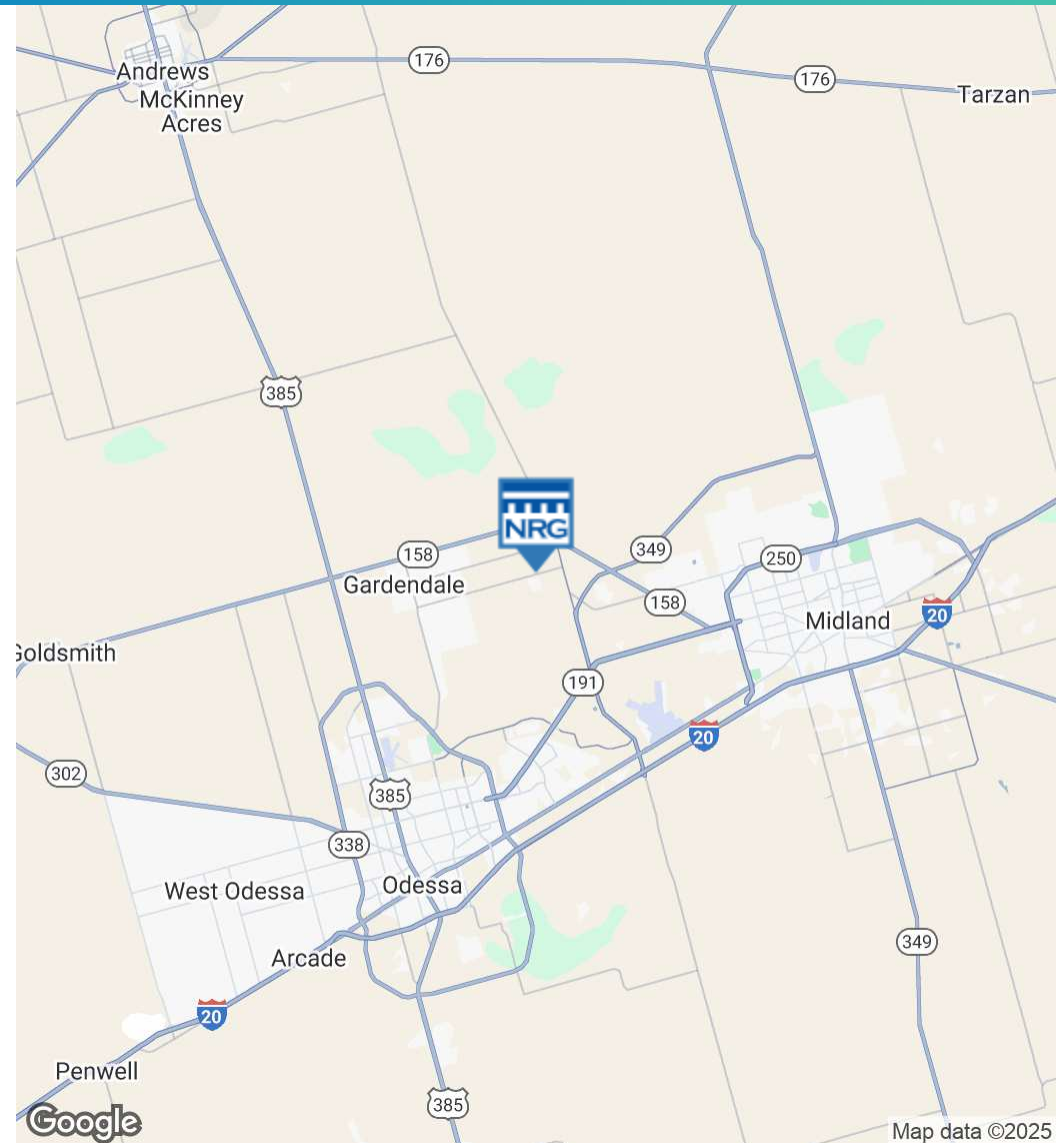
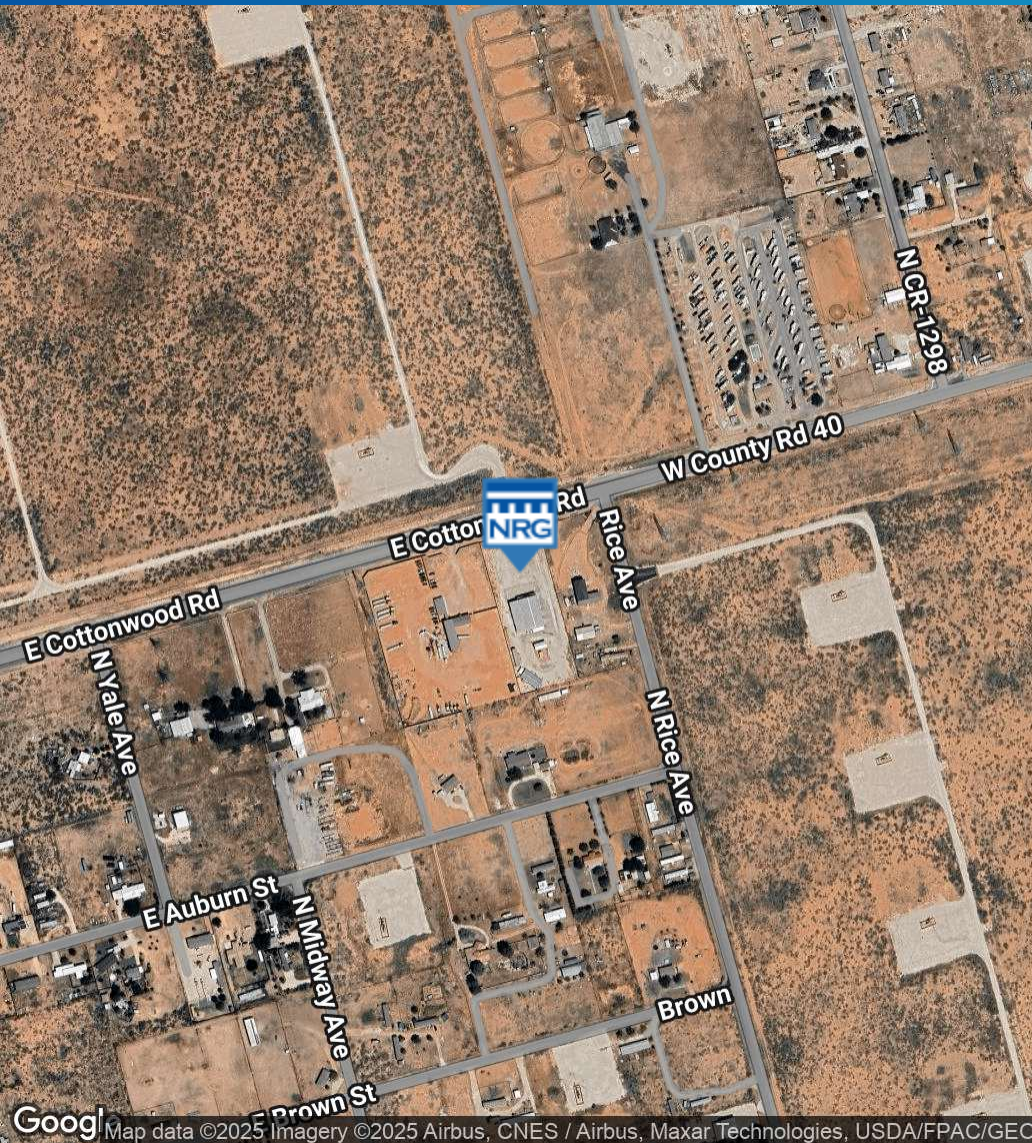
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INDUSTRIAL OFFICE/WAREHOUSE & HOUSING IN GARDENDALE

LOCATION MAP

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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.

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Licensed Broker /Broker Firm Name or	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

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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