

# NEWLY CONSTRUCTED INDUSTRIAL FACILITY W/ WASH-BAY

5620 FM 1788 (Lot 5), Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



DAKOTA FLOWERS

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,662,500
Price / SF:	\$190.00
Lease Rate:	\$14,583.00 /Mo (NNN)
Building Size:	8,750 SF
Lot Size:	2.75 Acres
Year Built:	2025
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This newly constructed 8,750 SF office/warehouse on 2.75 Acres combines modern office finishes with a heavy-duty shop setup. The 2,000 SF office features multiple private offices, a large conference room, kitchen/breakroom, storage, and two restrooms. The 5,500 SF shop/warehouse is 10-ton crane ready, with 6 manual overhead doors arranged for 3 full drive-through bays, tall clear heights (26' eave/30' ceiling), and an unfinished 2,000 SF mezzanine. A covered 1,250 SF (25'x50') wash-bay sits at the rear. The site is fully fenced with barbed wire and a gated entrance (auto or manual operator per user's choice). Fiber internet, 3-Phase/600-amp power, and 20 GPM water capacity support high-demand operations. Contact Dakota Flowers or Amy Brasher Barnett for additional details.

## LOCATION OVERVIEW

This property is strategically positioned off of FM 1788 with quick access to I-20 and SH 191, offering seamless connectivity between Midland, Odessa, and the greater Permian Basin. Its location provides excellent visibility, efficient logistics routes, and balanced access to both major markets. Infrastructure improvements in the corridor further enhance long-term accessibility and growth potential.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 8,750 SF on 2.75 Acres
- 2,000 SF Office | 5,500 SF Shop
- 2,000 SF Unfinished Mezzanine
- 10-ton Crane Ready
- (6) 14'x16' Overhead Doors
- Covered 1,250 SF Wash-Bay
- 3-Phase Power | 20 GPM Water Capacity | Fiber Internet
- Fully Fenced



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ADDITIONAL PHOTOS



DAKOTA FLOWERS

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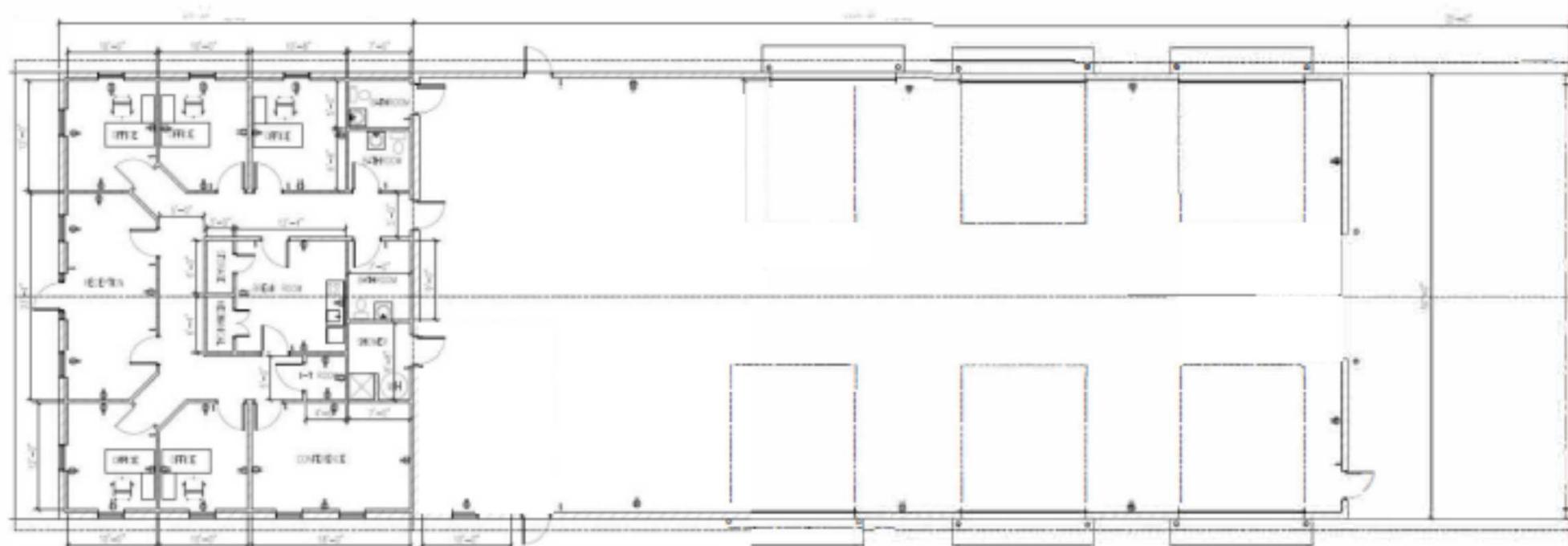
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# NEWLY CONSTRUCTED INDUSTRIAL FACILITY W/ WASH-BAY

FLOOR PLAN

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ADDITIONAL LOTS AVAILABLE



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# NEWLY CONSTRUCTED INDUSTRIAL FACILITY W/ WASH-BAY

RETAIL MAP

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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.*

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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**5620 FM 1788 (LOT 5), MIDLAND, TX 79706**

## CONTACT BROKERS:

### JUSTIN DODD

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