

2,560 SF OFFICE/SHOP NEAR LOOP 250 & I-20

INDUSTRIAL FOR LEASE

2201 COMMERCE DR

MIDLAND, TX 79703

CONTACT BROKER:

BRIAN STEFFENILLA

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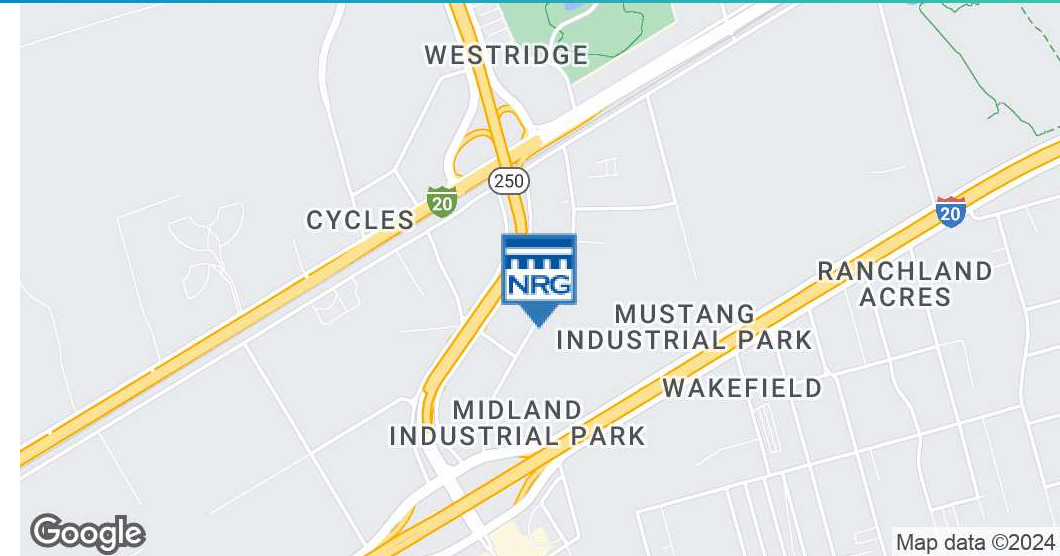
NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$5,000.00 /Mo (NNN)
Building Size:	2,560 SF
Lot Size:	0.8 Acres
Zoning:	Outside City Limits (County)

PROPERTY OVERVIEW

Located between South Loop 250 West and I-20 in Midland, Texas, this 2,560 SF property sits on .8 Acres. This property includes 400 SF of office space alongside a 2,160 SF shop area. Equipped with (4) 12'x12' overhead doors and (2) 1/2 ton JIB cranes, this facility is designed to support efficient operations. This property is primed for seamless industrial activity with 3-phase, 440V power supply and access to city water, city sewer, and natural gas.

LOCATION OVERVIEW

The property is situated in the Commerce Industrial Park, between two heavily trafficked thoroughfares, South Loop 250 West and West Interstate 20 in Midland, TX. Midland is at the heart of the Permian Basin, which is the largest U.S. land-based shale play. Numerous energy companies call the Permian Basin their home, including prominent names such as Chevron, Oxy, ConocoPhillips, Exxon Mobil, Schlumberger, and Halliburton. Directions to the property: If you're traveling west on Interstate 20, take the South Loop 250 West exit and immediately turn right onto Commerce Drive. The location will be approximately 0.34 miles ahead on the right.

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PROPERTY HIGHLIGHTS

- 2,560 SF on .8 Acres
- 400 SF (2) Offices
- 2,160 SF Shop
- (4) 12'x12' Overhead Doors
- (2) 1/2 ton JIB Cranes
- 3-Phase, 440V Power
- City Water, City Sewer, Natural Gas



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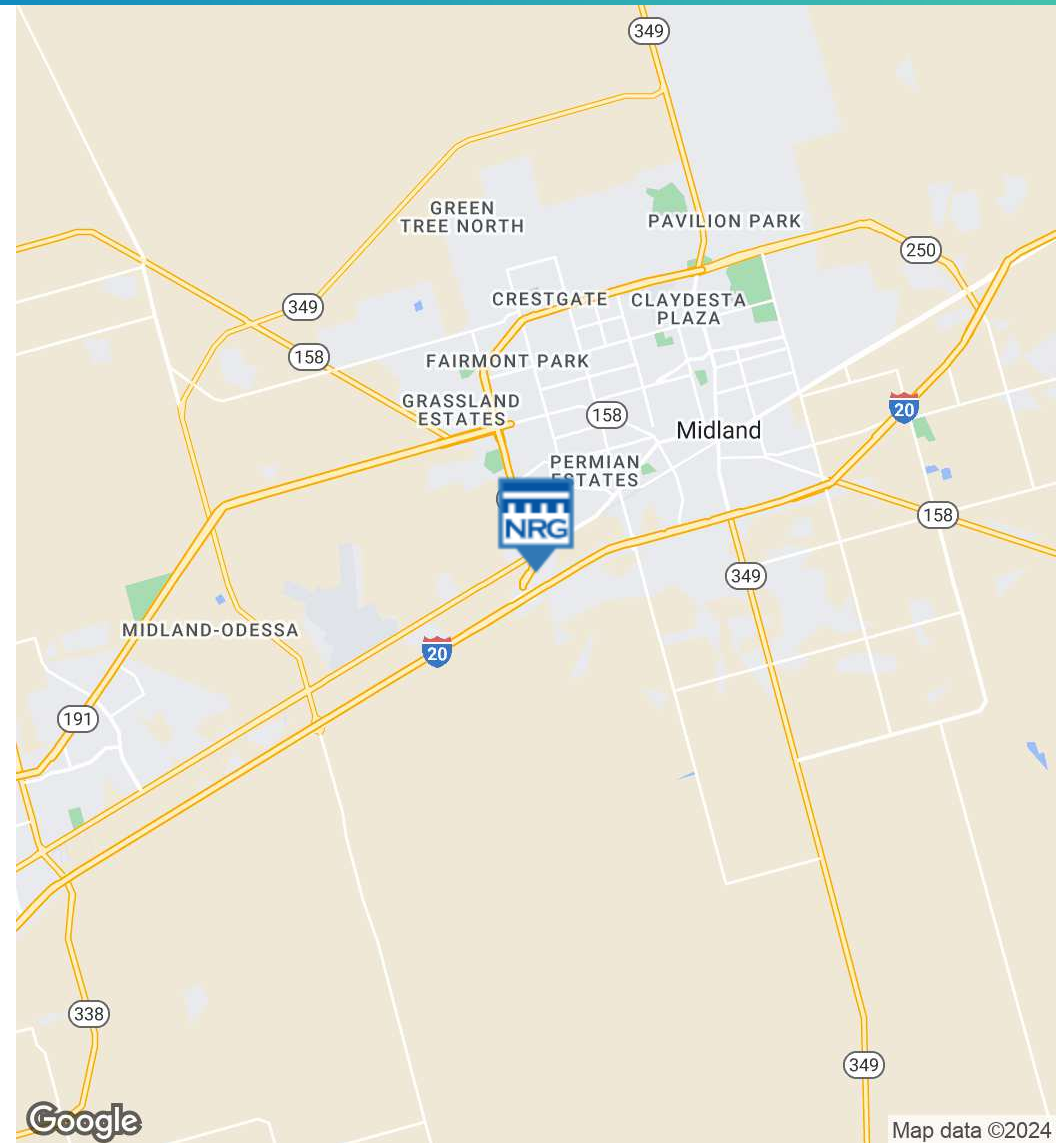
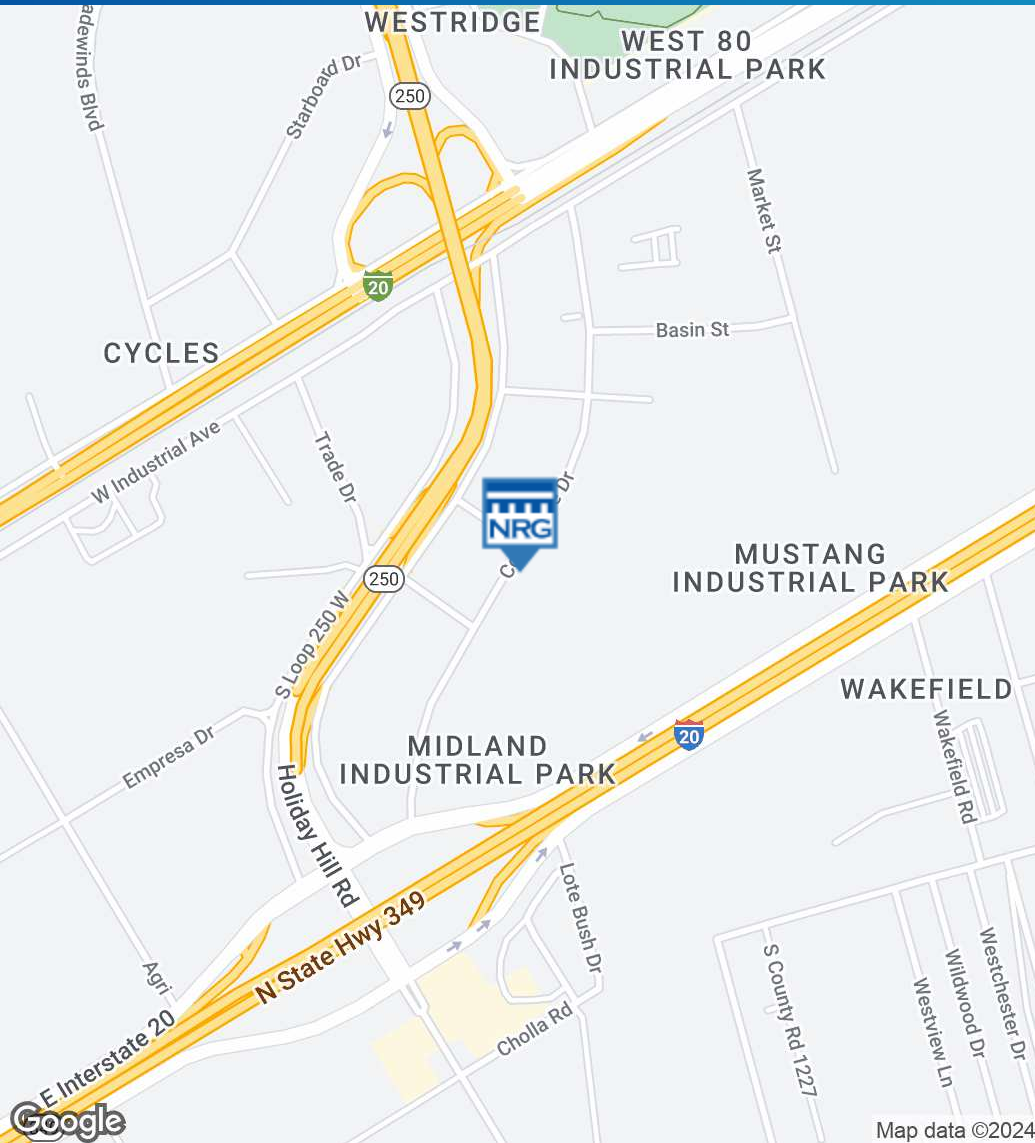


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Information About Brokerage Services

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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtgroup.com	214-998-8675
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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