

CRANE SERVED SHOP W/ HWY 80 FRONTAGE

INDUSTRIAL FOR LEASE

4401 E HIGHWAY 80

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



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OFFERING SUMMARY

Lease Rate:	\$13,500.00 /Mo (NNN)
Building Size:	9,950 SF
Lot Size:	±3.35 Acres
Year Built:	2007
Zoning:	County

PROPERTY OVERVIEW

Premium location, industrial lease opportunity! This property offers 9,950 SF under roof of office and warehouse space on ±3.35 Acres. The 3,050 SF office space offers a welcoming reception area, 12 private offices, conference room, a small kitchenette, and 3 restrooms. In the 6,900 SF (115' x 60') warehouse are (2) 12'x14' overhead doors, creating 1 drive-through bay. Additionally, there is a 23' eave height, (2) 5-ton overhead bridge cranes, shop restroom, and a pressure testing area with a trench drain. 220V Electric hookups are available on sight. The property is serviced by 3-Phase power and the yard is fenced. Contact Justin Dodd for more information and to schedule a tour.

LOCATION OVERVIEW

This property is located on Business Interstate-20 Frontage/East Highway 80 in Midland, TX, just 1.2 miles from Loop 250, providing quick and convenient access throughout Midland and the Permian Basin. Situated outside the city limits with frontage on a major thoroughfare, it offers a premium location for its next tenant.

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PROPERTY HIGHLIGHTS

- 9,950 SF on ±3.35 Acres
- 3,050 SF Office | 6,900 SF Warehouse
- 12 Offices, Reception, Conference Room, Restrooms
- (2) 5-ton Bridge Cranes
- (2) 12'x14' Overhead Doors
- 23' Eave Height
- Pressure Testing Area w/ Trench Drain
- 220V Electric Hookups | 3-Phase Power
- Outside City Limits



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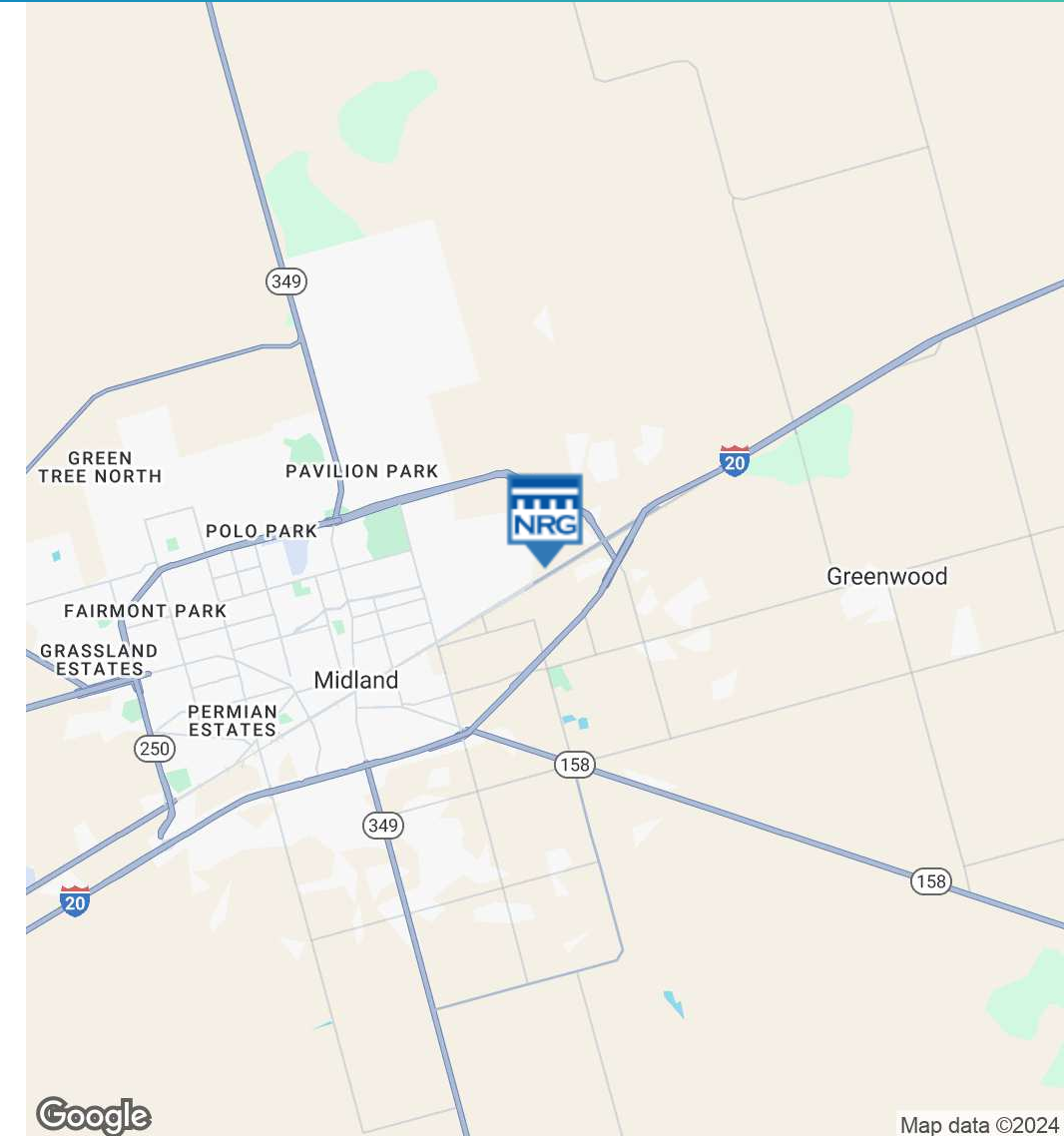
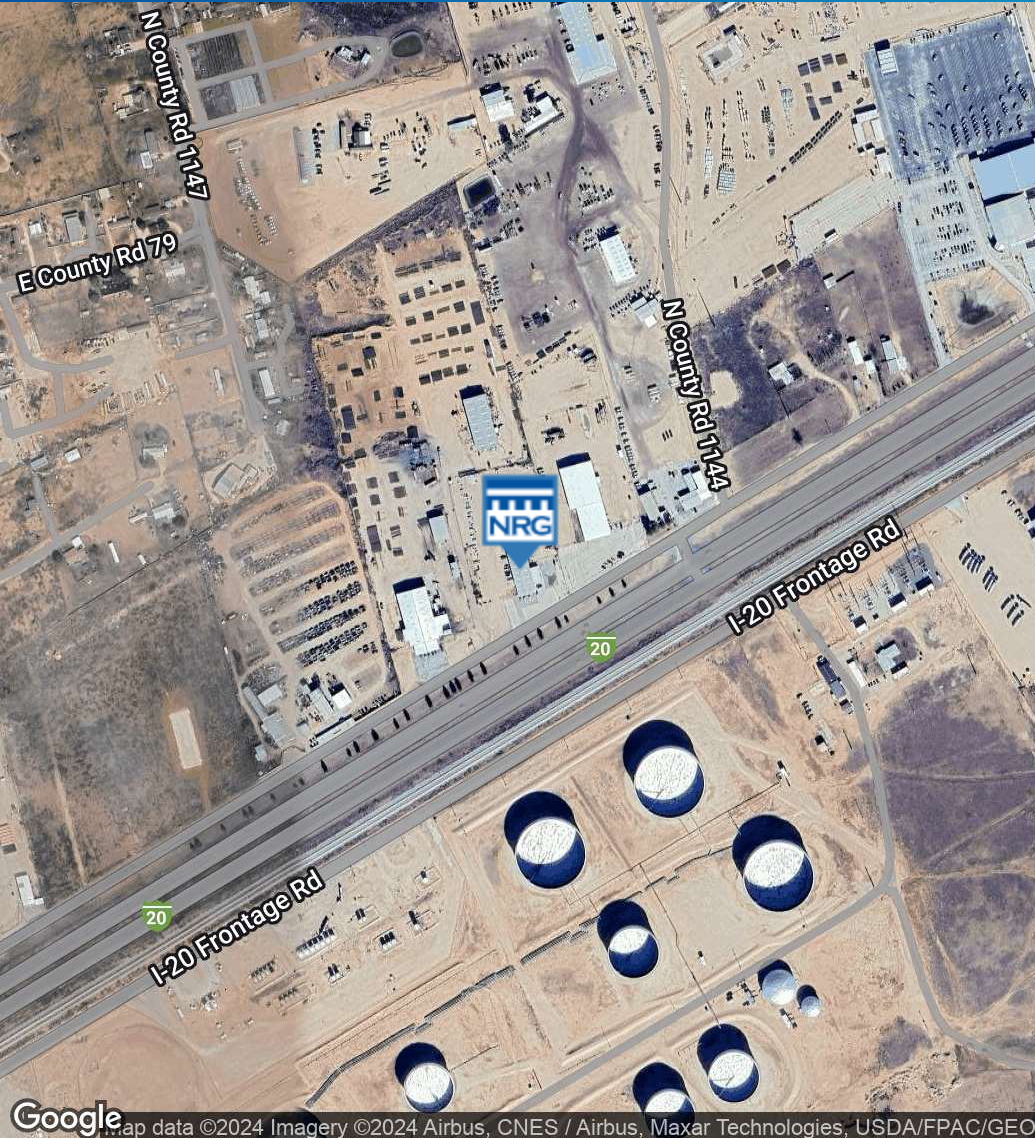
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Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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