

FORMER FABRICATION FACILITY ON 43+ ACRES

INDUSTRIAL FOR SALE

2600 W COUNTY RD 130

MIDLAND, TX 79706

CONTACT BROKERS:

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TUCKER SCHNEEMANN

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

| | |
|------------------------|---------------------|
| Sale Price: | \$8,700,000 |
| Total Space Available: | 138,125 SF |
| Lot Size: | 43.77 Acres |
| Leased Buildings: | 1, 2, & 4 |
| Available Buildings: | 5, 6, 7, & 8 |
| Year Built/Renovated: | 2014/2018 |
| Zoning: | Outside City Limits |

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Explore this substantial industrial property featuring 138,125 SF on 43.77 Acres, providing a strategic and expansive footprint in Midland, TX. Buildings 1, 2, and 4 are currently under lease for a 5 year term providing cash flow to the potential buyer. The remaining buildings are available to occupy or lease out for additional income. Building 1 is an office building with (12) private offices, (2) large conference rooms, and more. Building 2 is a second assembly warehouse with (2) 12'x14' overhead doors, warehouse racking, and 16' clear height. Building 3 is a trailer house with 3 bedrooms/2 bathrooms, a living area, and kitchen – not included in total SF. Building 4 is an assembly shop space with (4) 10-ton cranes, sliding steel doors, and (2) 14'x16' overhead doors. Building 5 is a blast and paint shop with a sandblasting booth, several cranes, an exhaust system and more. Building 6 is a vessel/pipe shop with several large cranes and (6) 20' steel sliding doors. Building 7 is a 750 SF restroom facility. Building 8 is a vessel shop/parts warehouse with (1) 5-ton crane, (2) 10-ton cranes, (2) 24'x24' sliding steel doors, etc. Building 9 is a supply store with (2) 14'x14' overhead doors, office space, laundry hookups, and more. Contact Tucker Schneemann or Justin Dodd for more details or to schedule your tour!

LOCATION OVERVIEW

The property is located on W County Rd 130, off of S Midkiff Rd/SCR 1210 in Midland, TX. Approximately 2.5 miles South of Interstate 20, 5 miles South of Business 20/W Industrial Ave, and 11.5 miles to the Midland International Airport.

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- BUILDING 1 - SUPPLY STORE
- BUILDING 2 - ASSEMBLY WAREHOUSE
- BUILDING 3 - MOBILE HOME (NOT INCLUDED IN SF)
- BUILDING 4 - ASSEMBLY SHOP
- BUILDING 5 - BLAST & PAINT SHOP
- BUILDING 6 - VESSEL/PIPE
- BUILDING 7 - RESTROOM FACILITY
- BUILDING 8 - VESSEL SHOP/QC OFFICE/PARTS WAREHOUSE
- BUILDING 9 - OFFICE BUILDING



93,375 SF ON 22.99 ACRES
VACANT

44,750 SF ON 20.78 ACRES
LEASED: 60 MONTH TERM

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BUILDING DETAILS (3, 8 & 9):
 33,600 SF ON ±6.69 ACRES
 BUILDING 3: MOBILE HOME (NOT INCLUDED IN SF)
 BUILDING 8: 27,600 SF VESSEL SHOP/QC OFFICE/PARTS WAREHOUSE
 BUILDING 9: 6,000 SF OFFICE BUILDING + COVERED PARKING



PROPERTY HIGHLIGHTS

- Buildings 3, 8, & 9: 33,600 SF on ±6.69 Acres
- Building 3 is a Mobile Home not included in SF
- Building 8 - 27,600 SF Vessel Shop/QC Office/Parts Warehouse:
 - Shop is 75'x300' | Counter Sales Entry | Quality Control Office Space
 - (1) 5-ton Crane, (2) 10-ton Cranes | 20' Hook Height
 - (2) 24'x24' Sliding Steel Doors | (2) 14'x16' Warehouse Access OHD's, (1) 12'x12'
- Hydrotesting Bay With Storage Tanks
- Building 9 - 6,000 SF Office Building:
 - (12) Private Offices | 2 Large Conference Rooms | Copy Room, Storage, IT Closet
 - (12) Parking Spaces | Bonus 7,500 SF Covered Parking



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Building 9

Building 9 - Office

Building 9 - Office



Building 8

Building 8 - Warehouse

Building 8 - Warehouse

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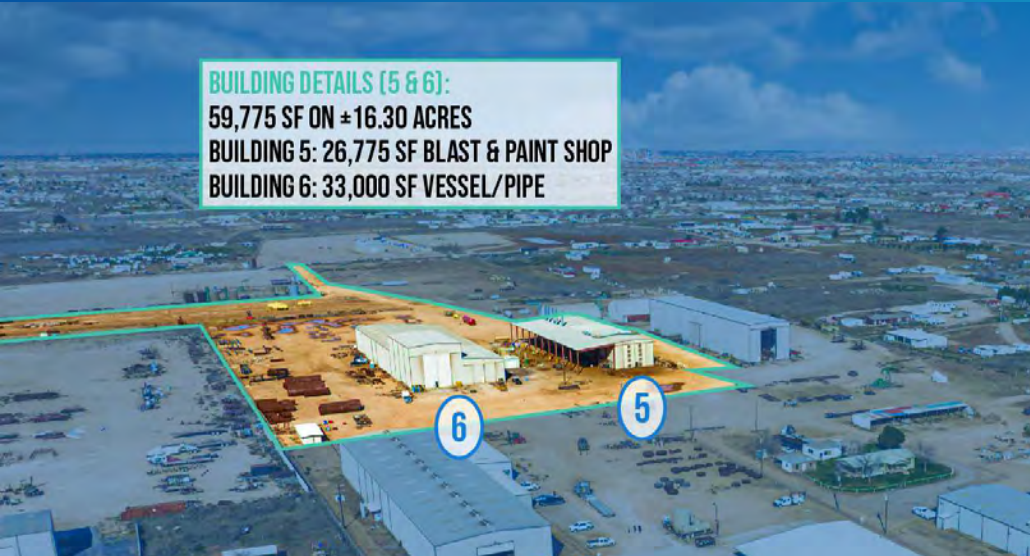
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BUILDING DETAILS (5 & 6):
59,775 SF ON ±16.30 ACRES
BUILDING 5: 26,775 SF BLAST & PAINT SHOP
BUILDING 6: 33,000 SF VESSEL/PIPE



PROPERTY HIGHLIGHTS

- Buildings 5 & 6: 59,775 SF on ±16.30 Acres
- Building 5 - 26,775 Blast & Paint Shop:
 - 55'x100' Sand Blasting Booth | (1) 5-ton Crane
 - (2) 35' Steel Sliding Doors | 35' Clear Height
 - 55'x100' Paint & Coating Booth | 6 Paint Booth Ventilation Stacks
 - (1) 7.5-ton Crane | (1) 35' Steel Sliding Doors
- Building 6 - 33,000 SF Vessel/Pipe Shop:
 - 108'x300' Building Dimensions
 - (1) 15-ton Crane, (2) 10-ton Crane, (1) 5-ton, (2) 2-ton Jib cranes
 - 16'-32' Hook Height | 30' Steel Sliding Door | (6) 20' Steel Sliding Doors



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Building 5

Building 5

Building 5



Building 6

Building 6

Building 6

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BUILDING DETAILS (4):
31,350 SF ON ±15.26 ACRES
BUILDING 4: 21,750 SF ASSEMBLY SHOP
CANOPY WORKSPACE: 9,600 SF

PROPERTY HIGHLIGHTS

- Building 4 & Canopy Workspace: 31,350 SF on ±15.26 Acres
- Building 4 - 21,750 SF Assembly Shop:
- 60'x300' Building Dimensions
- (4) 10-ton Cranes, (1) 5-ton Crane
- (2) 40' Steel Sliding Doors, (1) 30' Steel Sliding Doors, (2) 24' Steel Sliding Doors
- 20'-40' Hook Height | (2) 14'x16' OHD's
- Canopy Workspace: (2) 80' x 70'
- Canopy 1 is an Assembly & Inspection Booth
- Canopy 2 is a Steel Blast Booth w/ Floor Drain & Auger System
- (8) 40' Storage Containers | Concrete Slab | Blast Booth/Wash-Bay Trench



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Building 4

Building 4



Building 4

Building 4

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PROPERTY HIGHLIGHTS

- Building 1 & 2: 13,400 SF on ±4.12 Acres
- Building 1 - 8,400 SF Supply Store Building:
 - 60'x70' Warehouse | (2) 14'x14' OHD's
 - 60'x70' Office Space | Sales Counter, (7) Offices, Lobby, Conference Room
 - Shower, Laundry Hookup, Server Room, Kitchen
 - 1,500 SF Mezzanine
- Building 2 - 5,000 SF Assembly Warehouse:
 - 50'x100' Building Dimensions
 - (2) 12'x14' OHD's | Warehouse Racking | 16' Clear Height



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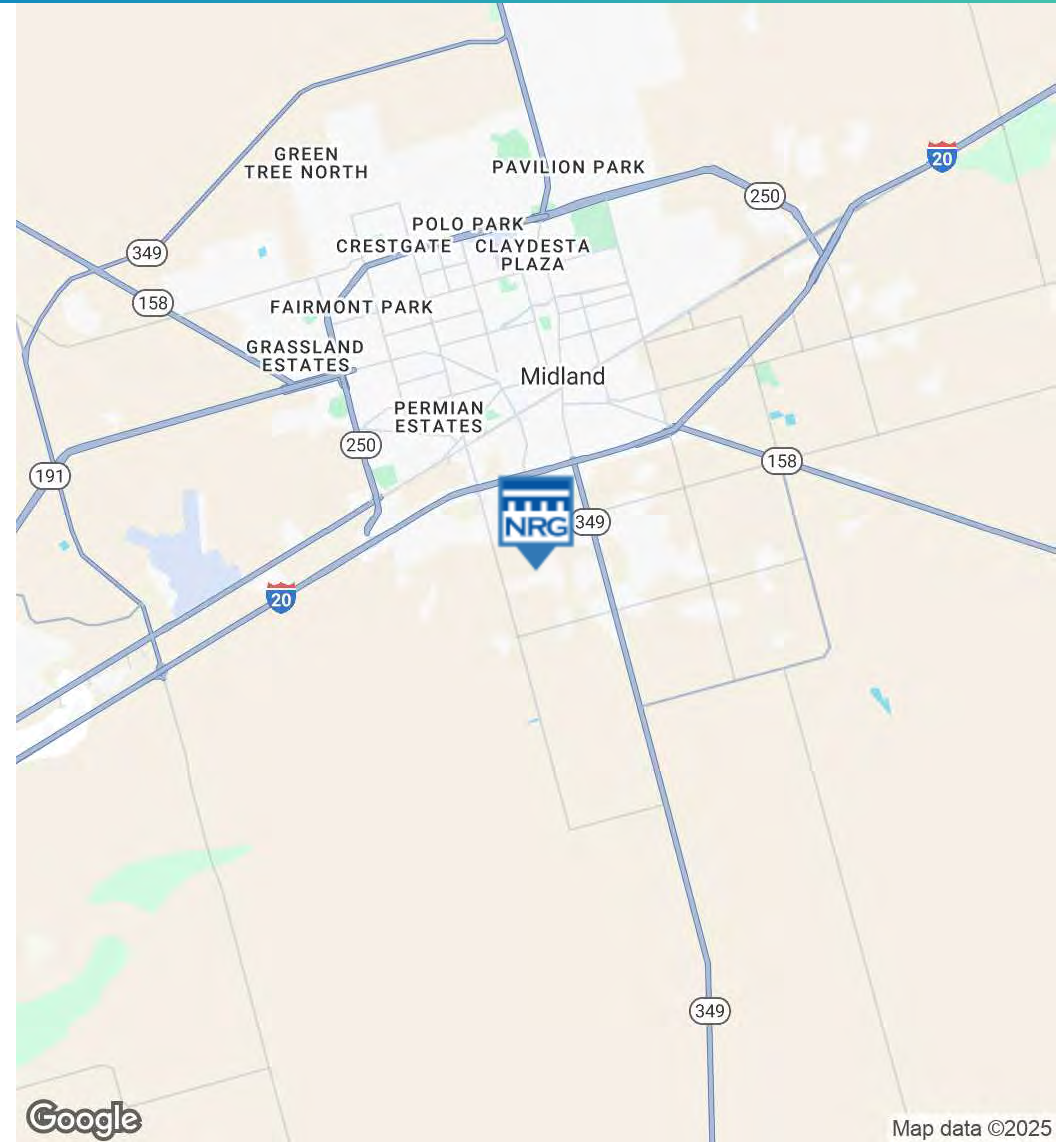
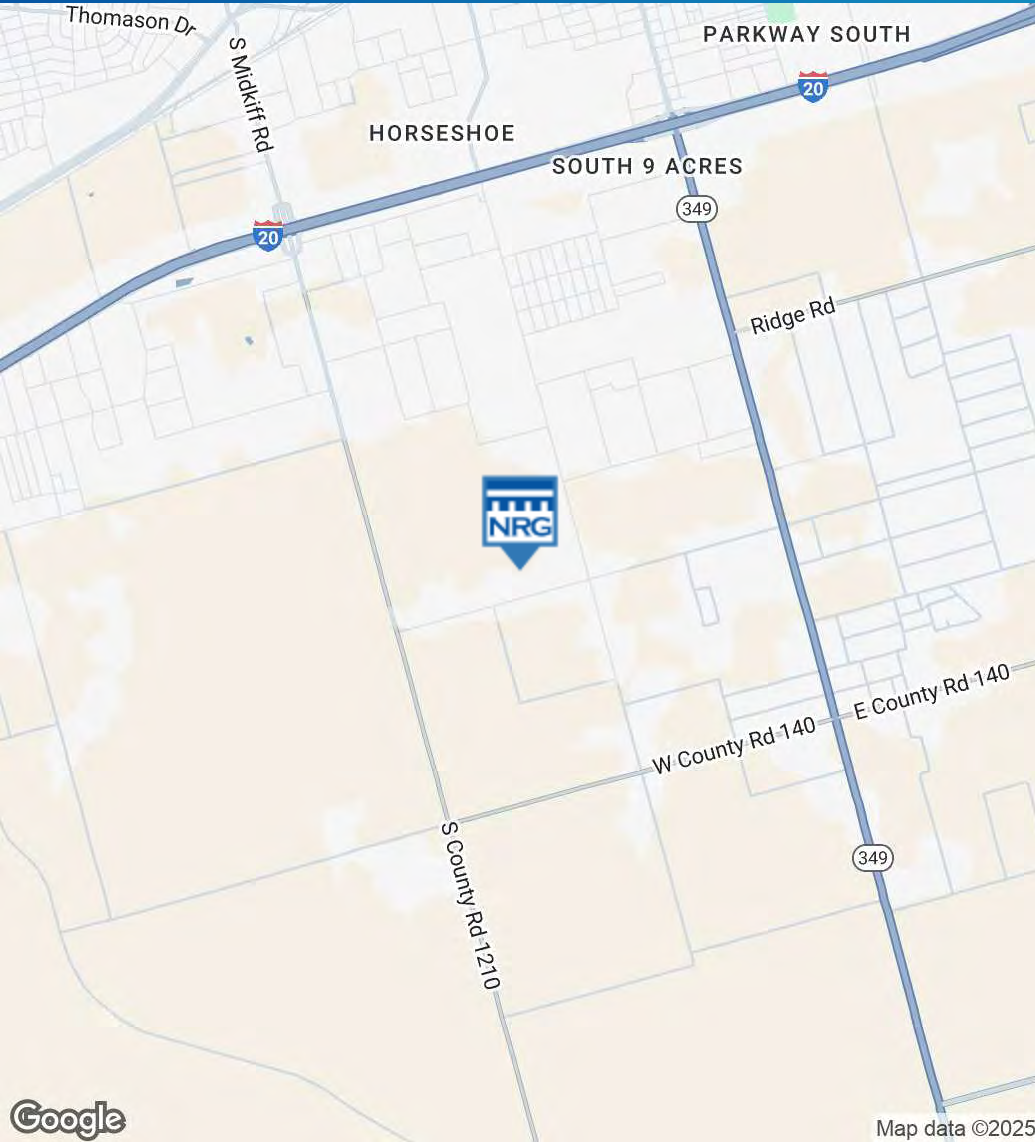
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Information About Brokerage Services

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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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