

# 3 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

2610 E County Rd 130, Midland, TX 79706

INDUSTRIAL FOR LEASE

\*SAMPLE BUILDING\*



**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealtygroup.com

**DAKOTA FLOWERS**

432.895.5656  
dakota.flowers@nrgrealtygroup.com

**NRG REALTY GROUP**  
NRGREALTYGROUP.COM



# 3 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

2610 E COUNTY RD 130, MIDLAND, TX 79706

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$13,125.00 /Mo (NNN)
Building Size:	8,750 SF
Lot Size:	2.69 Acres
Year Built:	2025
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Currently under construction in Midland, TX designed for functionality and efficiency. This 8,750 SF industrial facility sits on 2.69 Acres and is ideally positioned just south of Interstate 20. The 1,500 SF modern office space features 4 private offices, a reception area, conference room, break room, two restrooms, and a shower. The 6,000 SF shop has a 22' ceiling height and is built crane-ready with structural support for up to a 5-ton crane. Other shop amenities include (7) 14'x16' overhead doors forming 3 drive-through bays plus an additional drive-in bay accessed from the covered wash-bay. The 1,250 SF covered wash-bay drains into (2) 1,500-gallon underground poly tanks. The property is fully fenced and secured with two 20' rolling gates and is accessed via a private, low-traffic road that has been recently improved with asphalt millings. Site is serviced by 3-phase electrical service, a private water well, and septic system.

## LOCATION OVERVIEW

This property is located on E County Rd 130 in Midland, TX. This is a newly established industrial area in the SE part of Midland about 0.7 miles to FM 715 and 2.8 miles to Interstate 20.

### AMY BRASHER BARNETT

432.352.6714  
amy.barnett@nrgrealtgroup.com

### DAKOTA FLOWERS

432.895.5656  
dakota.flowers@nrgrealtgroup.com



# 3 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

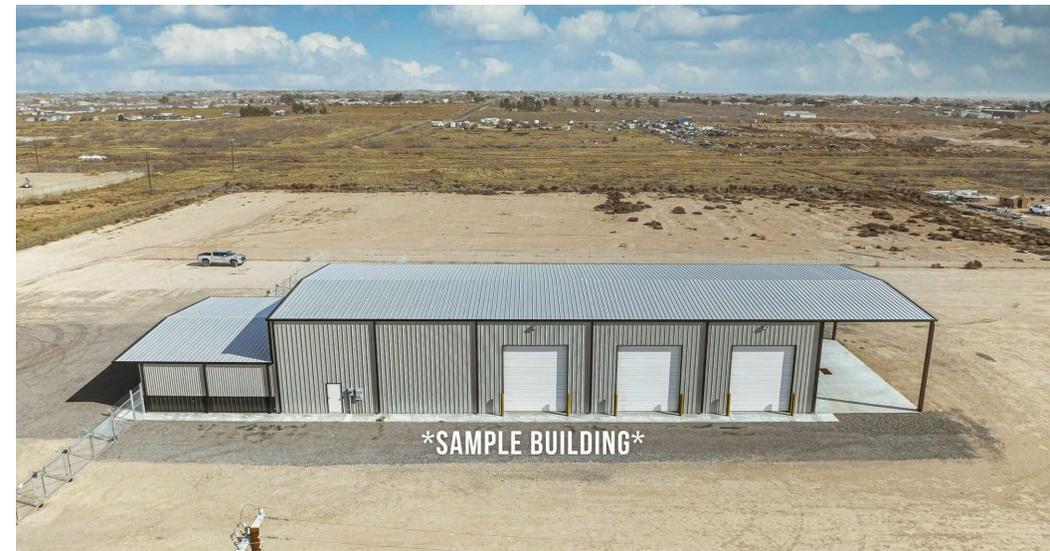
2610 E COUNTY RD 130, MIDLAND, TX 79706

PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 8,750 SF on 2.69 Acres
- 1,500 SF Office
- 4 Private Offices, Reception, Conference Room, Breakroom
- 6,000 SF Shop
- 22' Ceiling Height
- 5-ton Crane Ready
- (7) 14'x16' Overhead Doors
- 1,250 SF Covered Wash-Bay with (2) 1,500-Gallon Underground Poly Tanks
- 3-Phase Power, Water Well, Septic
- Fully Fenced with (2) 20' Rolling Gates



**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealtgroup.com

**DAKOTA FLOWERS**

432.895.5656  
dakota.flowers@nrgrealtgroup.com



# 3 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

2610 E COUNTY RD 130, MIDLAND, TX 79706

ADDITIONAL PHOTOS



**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealttygroup.com

**DAKOTA FLOWERS**

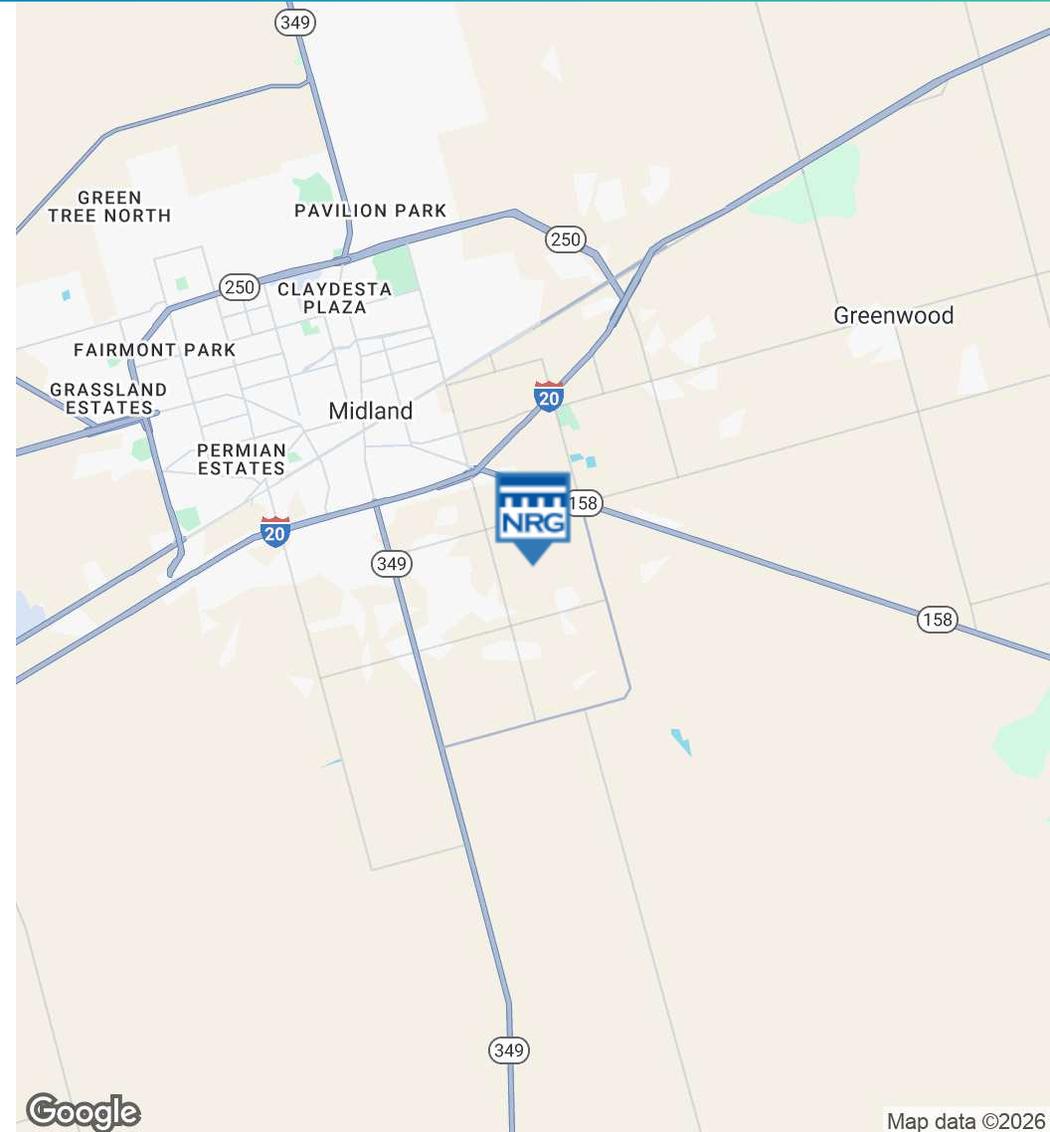
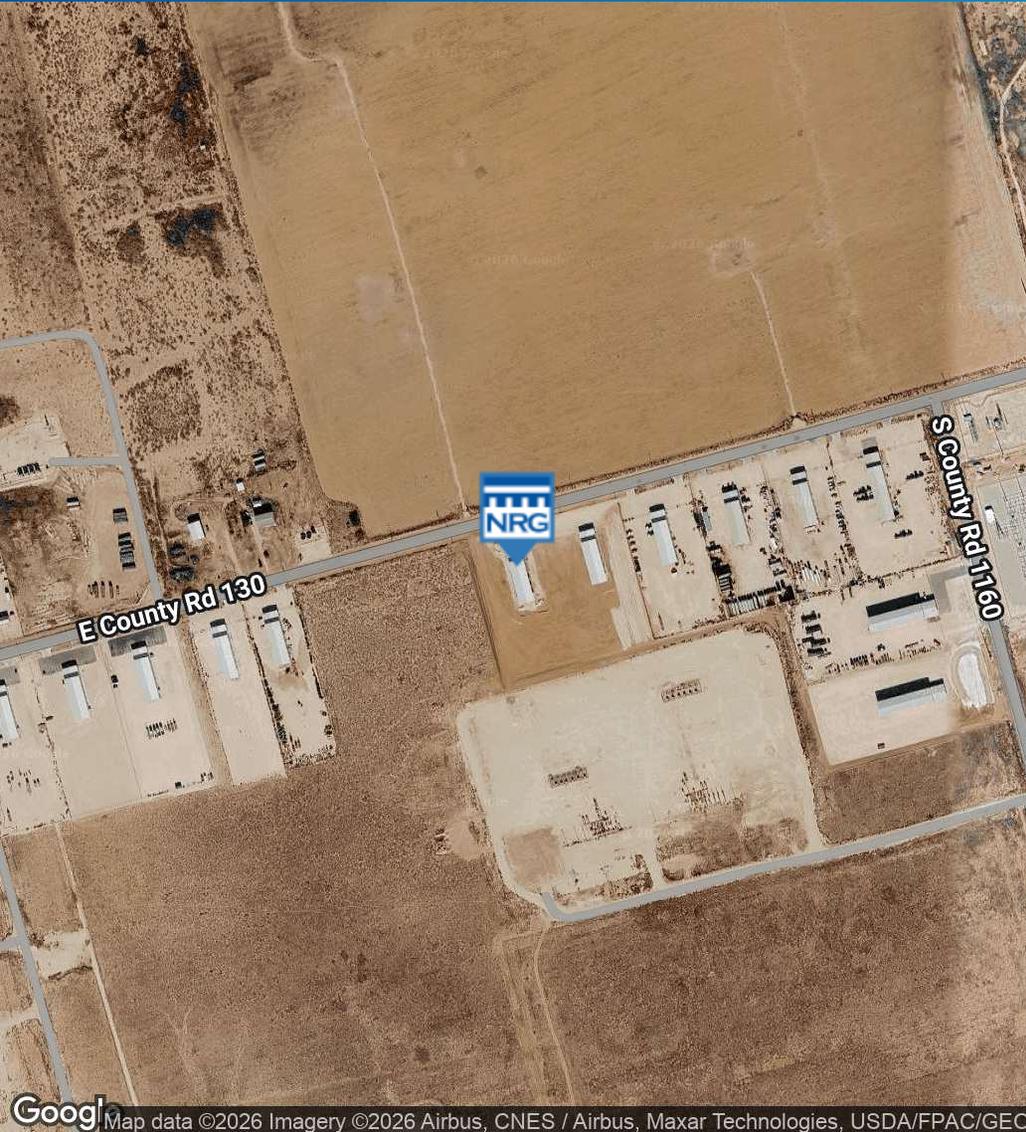
432.895.5656  
dakota.flowers@nrgrealttygroup.com



# 3 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

2610 E COUNTY RD 130, MIDLAND, TX 79706

LOCATION MAP



**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealtgroup.com

**DAKOTA FLOWERS**

432.895.5656  
dakota.flowers@nrgrealtgroup.com





# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>NRG Realty Group LLC</b>	<b>9004023</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Amy Brasher Barnett</b>	<b>0514276</b>	<b>Amy.barnett@nrgrealtygroup.com</b>	<b>(432)352-6714</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dakota Flowers</b>	<b>0823743</b>	<b>Dakota.flowers@NRGRealtygroup.com</b>	<b>(432)895-5656</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



**2610 E COUNTY RD 130, MIDLAND, TX 79706**

**\*SAMPLE BUILDING\***

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976  
jus\_n@nrgrealtgroup.com

**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealtgroup.com

**DAKOTA FLOWERS**

432.895.5656  
dakota.flowers@nrgrealtgroup.com

**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701  
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.