

5,000 SF WAREHOUSE ON 2.5 ACRES

3106 W COUNTY RD 135

MIDLAND, TX 79706

CONTACT BROKERS:

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SIMILAR BUILDING

NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$10,000.00 /Mo (NNN)
Building Size:	5,000 SF
Lot Size:	2.5 Acres
Zoning:	Outside City Limits

PROPERTY OVERVIEW

New construction located in a growing industrial park just South of I-20 on Midkiff Rd in Midland, TX! This parcel features a 5,000 SF warehouse on 2.5 Acres, fully fenced and secured. The 1,250 SF office has a reception area, 4 offices, break area, and 2 restrooms all with central HVAC. The 3,750 SF shop includes (4) 14' x 14' overhead doors forming 2 drive-through bays. The shop is built to a 22' eave height, fully insulated, and 5-ton crane ready. The yard is fully fenced, stabilized caliche. Site is serviced by 3-Phase/120/208 Volt/400 Amp power, water well & septic system. Contact Larry Nielsen for more details or to schedule a tour!

LOCATION OVERVIEW

This property is part of an industrial park on a secluded road located just South of I-20 on S County Rd 1210 in Midland, TX. From the Intersection of Interstate 20 and S County Road 1210, travel 2.57 miles South on S County Road 1210 to caliche entrance to the East. If you get to W County Road 137, you have gone past the entrance. Turn East .07 miles to location.

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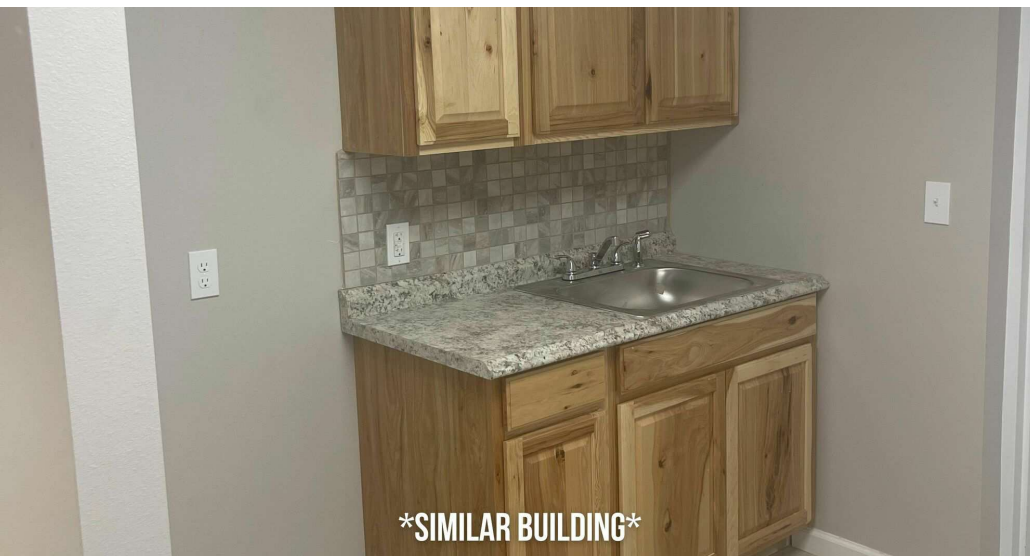
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PROPERTY HIGHLIGHTS

- 5,000 SF on a 2.5 Acre Lot
- 1,250 SF Office
- 4 Private Offices, Break Area
- Central HVAC
- 3,750 SF Shop
- (4) 14' x 14' Overhead Doors
- 22' Eave Height, 5-ton Crane Ready
- Fully Fenced, Stabilized Caliche Yard
- Water Well, Septic System
- 3-Phase/120/208 Volt/400 Amp
- Located in a growing Industrial Park
- Fenced and Secured



LARRY NIELSEN

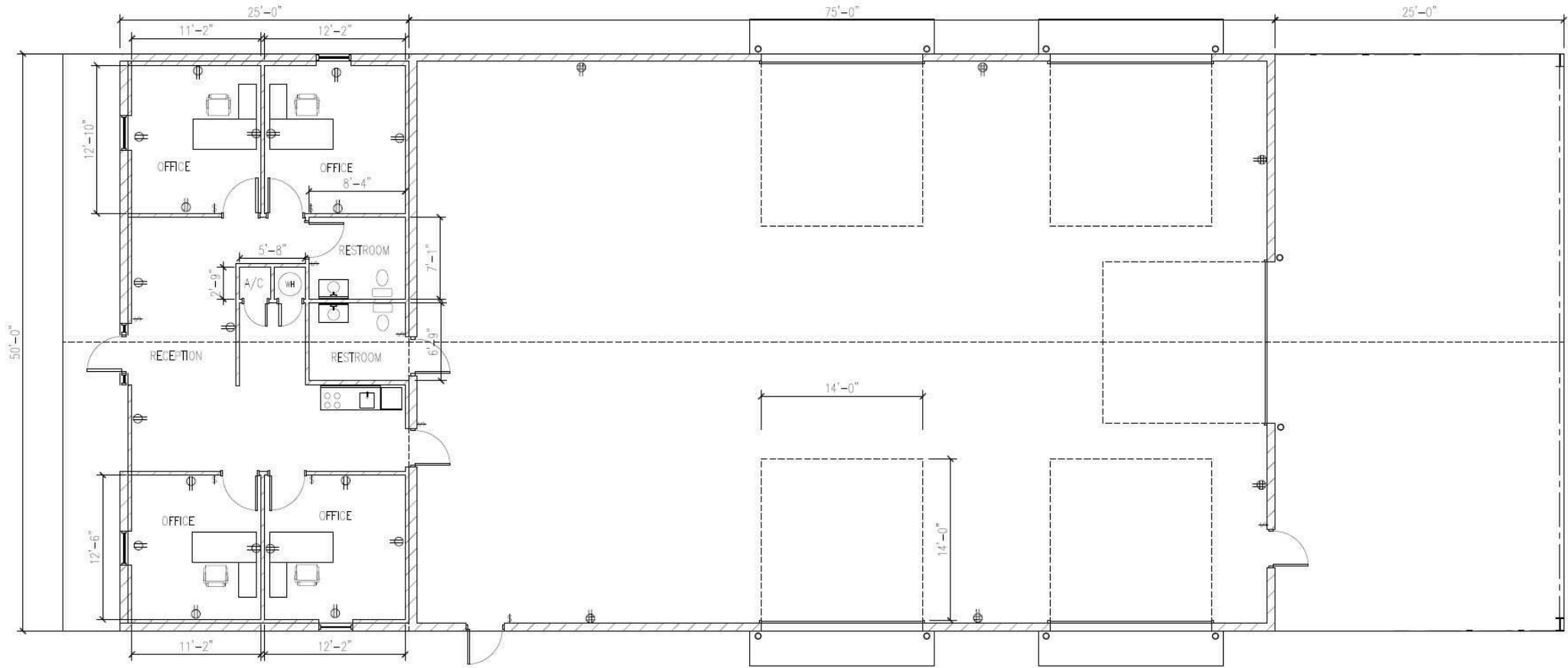
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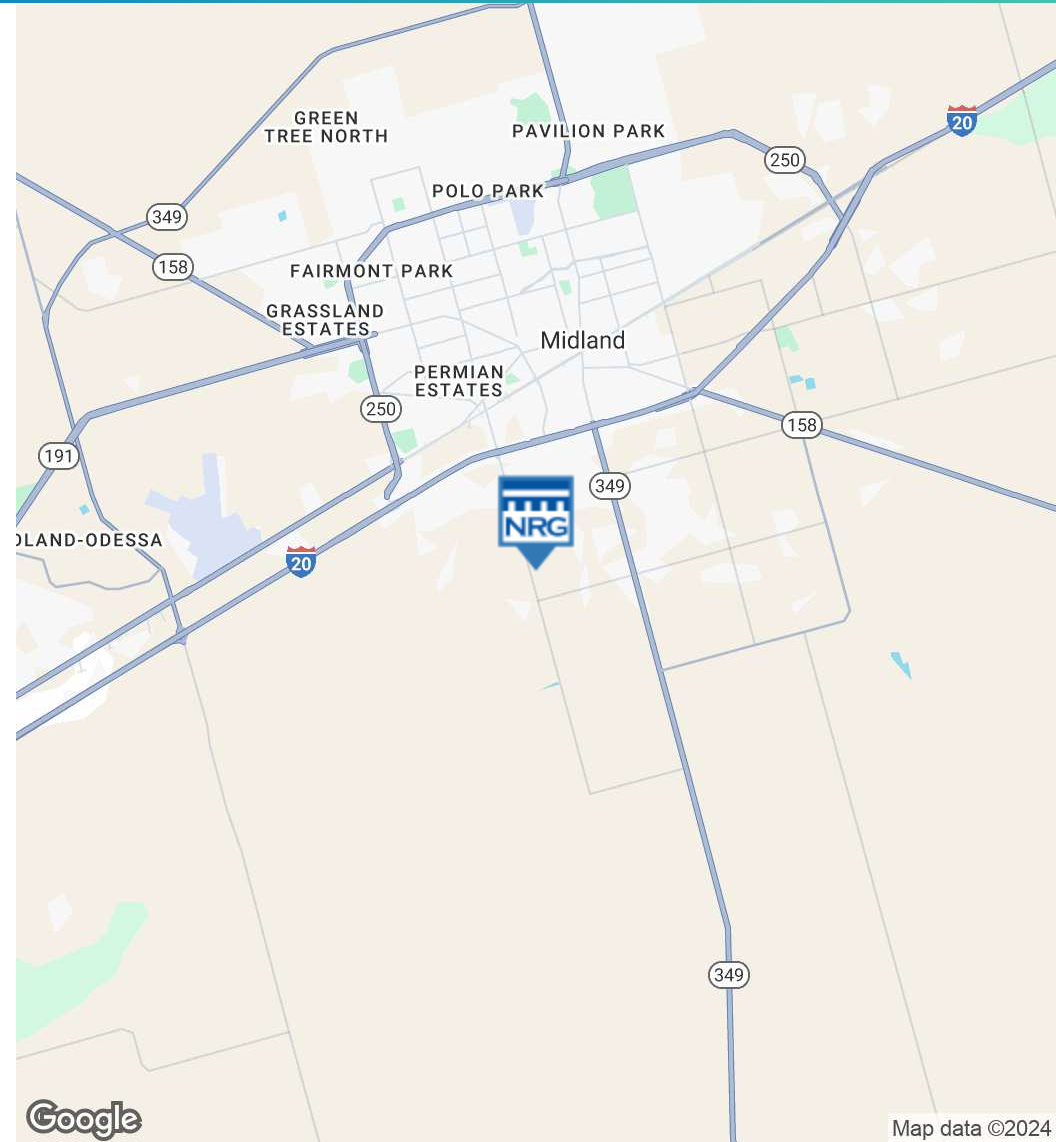
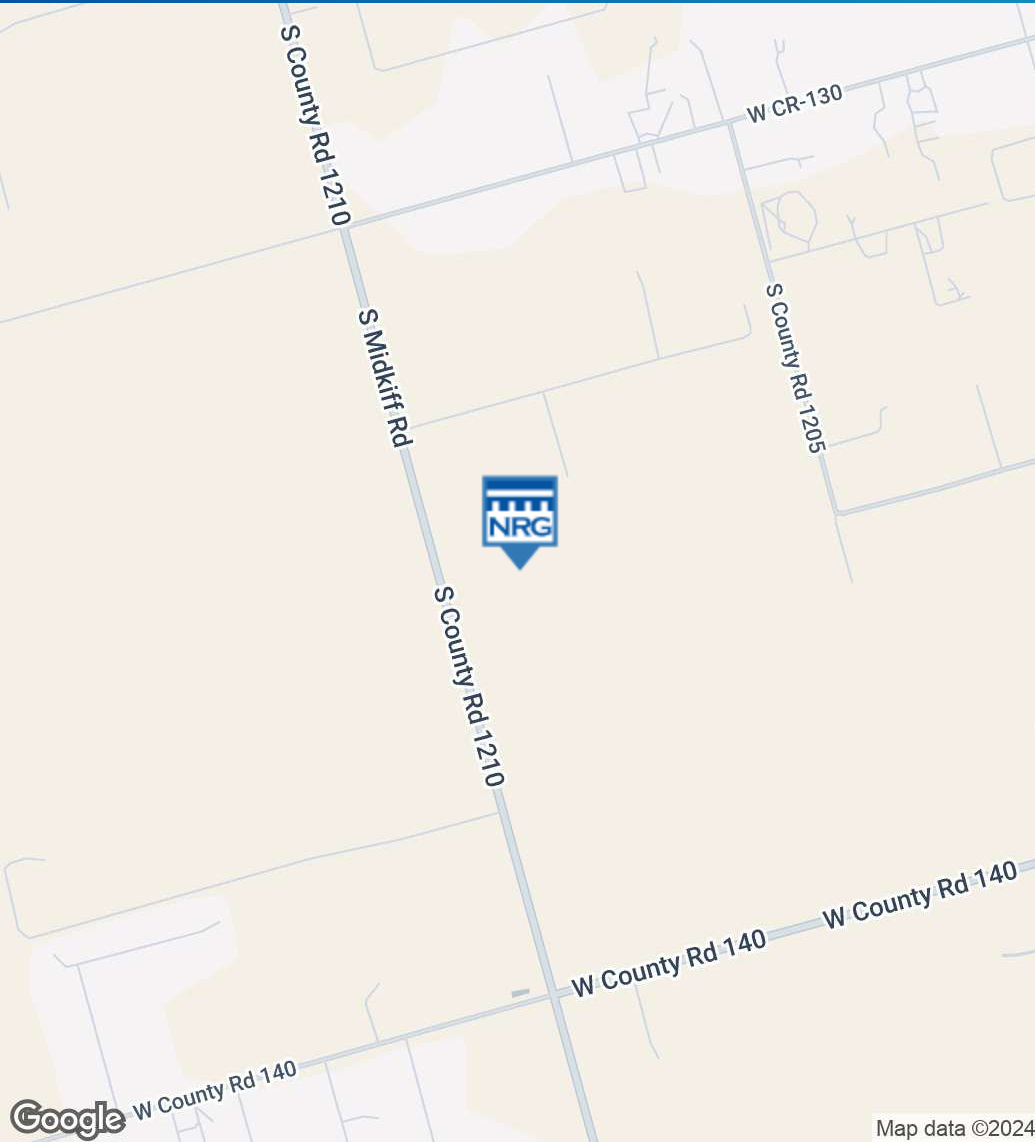


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Information About Brokerage Services

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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+-</u>
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

TXR-2501

IABS 1-0 Date

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
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Total Directional

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