

CRANE SERVED SHOP WITH COVERED WORKSPACE ON FM 1788

INDUSTRIAL FOR SALE OR LEASE

2604 FM 1788

MIDLAND, TX 79707

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



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OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	22,800 SF
Lot Size:	6.77 Acres
Year Built:	2007
Renovated:	2010
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Boasting ±395' of frontage on FM 1788, this 6.77 acre parcel hosts two buildings totaling ±22,800 SF. The primary office/warehouse comprises 5,300 SF of office space and 12,700 SF of workshop area. The well-constructed offices feature spacious private offices, a conference room, a large reception area, and a break room. The shop area includes multiple 16' tall overhead doors, a 5-ton bridge crane, and 3-phase power. Additionally, there are two parts storage sections, along with covered parking and canopies extending from the south and east sides of the shop, providing additional covered work space. The second warehouse is 40' by 120' previously used for parts storage and light-duty mechanic work with 12' overhead doors. The entire yard is fully fenced and stabilized.

LOCATION OVERVIEW

The property is located on FM 1788, just North of TX-191, with excellent visibility from a major thoroughfare. FM 1788 is a primary North/South corridor with a center turn lane and decent shoulder for vehicles and trucks accessing the property.

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PROPERTY HIGHLIGHTS

- 2 Buildings Totaling ±22,800 SF on 6.77 Acres
- Main Office/Warehouse: 18,000 SF
- Large Private Offices, Conference Room, Reception Area, Breakroom
- 16' Tall Overhead Doors
- 5-ton Bridge Cranes
- 3-Phase Power
- 2 Parts Storage Areas
- Covered Parking & Canopy Workspace
- 2nd Warehouse: 4,800 SF
- Used for Parts Storage & Light Mechanic Work
- 12' Overhead Doors
- Yard is Fully Fenced & Stabilized



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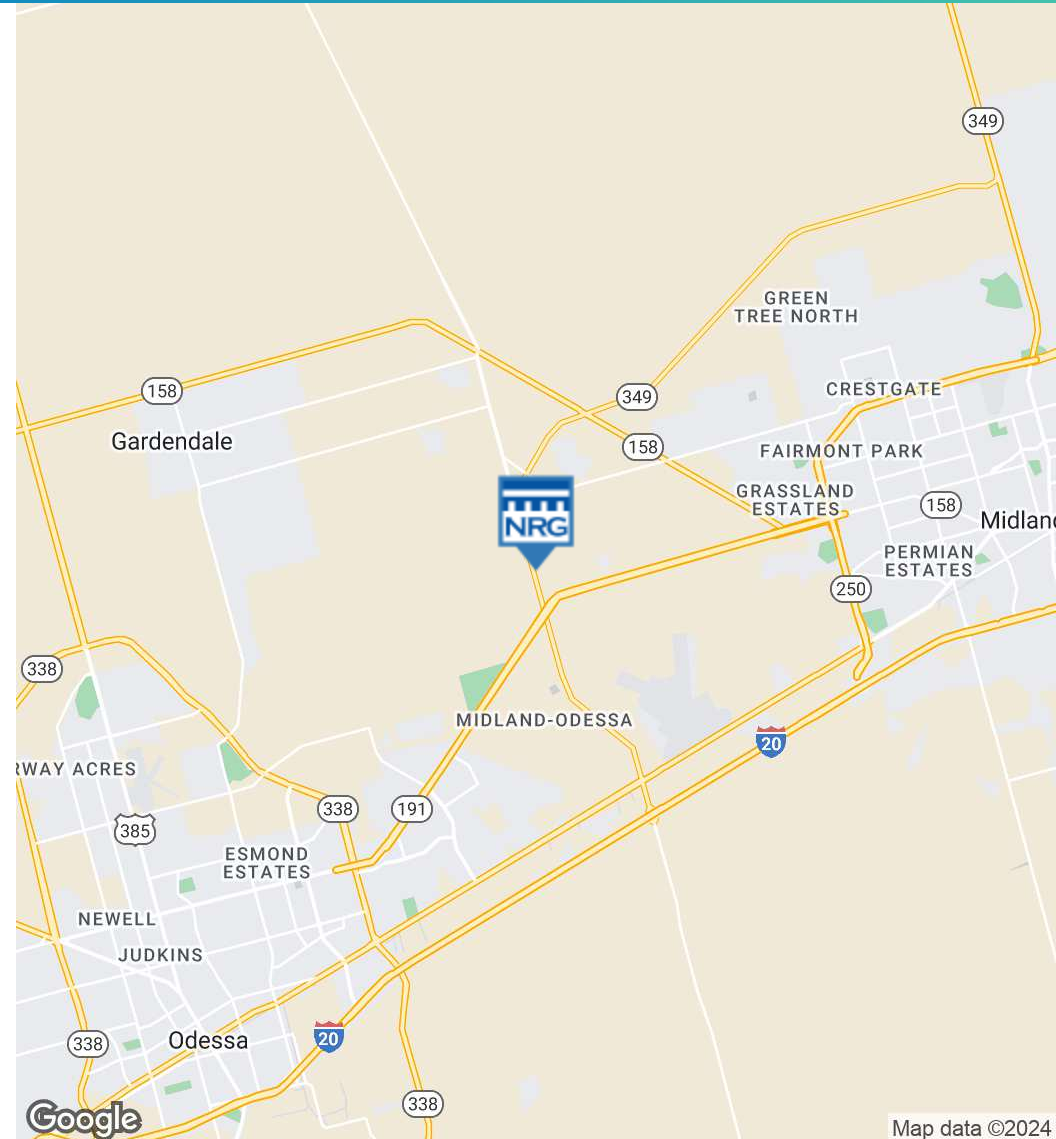
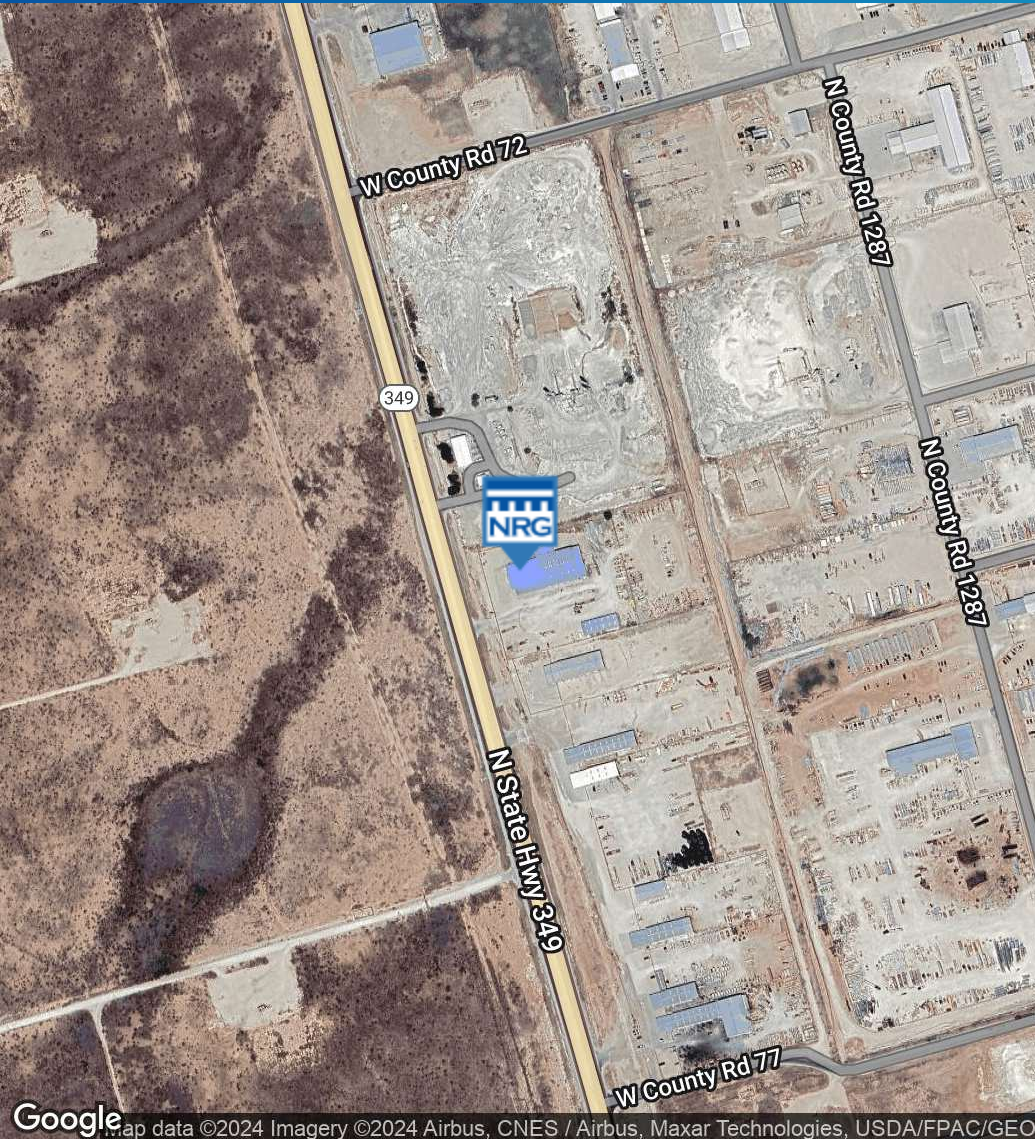
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Information About Brokerage Services

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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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

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