

EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

INDUSTRIAL FOR LEASE

2031 TRADE DR

MIDLAND, TX 79706



CONTACT BROKERS:

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



NRG REALTY GROUP

NRGREALTYGROUP.COM



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$21,073.75 /Mo (NNN)
Building Size:	16,859 SF
Lot Size:	1.18 Acres
Year Built:	1982
Renovated:	2022
Zoning:	None, County

PROPERTY OVERVIEW

Display your products, conduct sales, and manufacturer goods all in one location! This unique property is a 16,859 SF office/warehouse building originally constructed in 1982 with renovations throughout the years including updated offices in 2022. There is an open showroom area with storefront entry, 8 private offices, and over 6,500 SF of climate controlled workspaces. The warehouse space is served by 3 exterior overhead doors, 2 internal overhead doors to secure inventory, compressed air lines, shop heaters, and an overhead electric hoist. The yard is 1.18 Acres fully fenced and mostly paved or asphalt millings. Contact Tucker Schneemann for more details!

LOCATION OVERVIEW

The property is located on Trade Dr in Midland, TX with visibility from Loop 250. Situated between I-20 and Highway 80, this is a strategic location for servicing the surrounding areas.

TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtgroup.com



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



PROPERTY HIGHLIGHTS

- 16,859 SF on 1.18 Acres
- Showroom Entrance w/ Automatic Sliding Door
- 8 Private Offices | 1 Large Flex Office
- 3 Employee Restrooms
- (1) 10'x10' Overhead Roll Up Door
- (2) 12'x12' Overhead Doors
- (2) 8'x10' Overhead Roll Up Doors
- Gas Heaters | Airlines in Various Areas
- Climate Controlled Shop Space
- City Utilities Available



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtgroup.com



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtgroup.com



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



TUCKER SCHNEEMANN

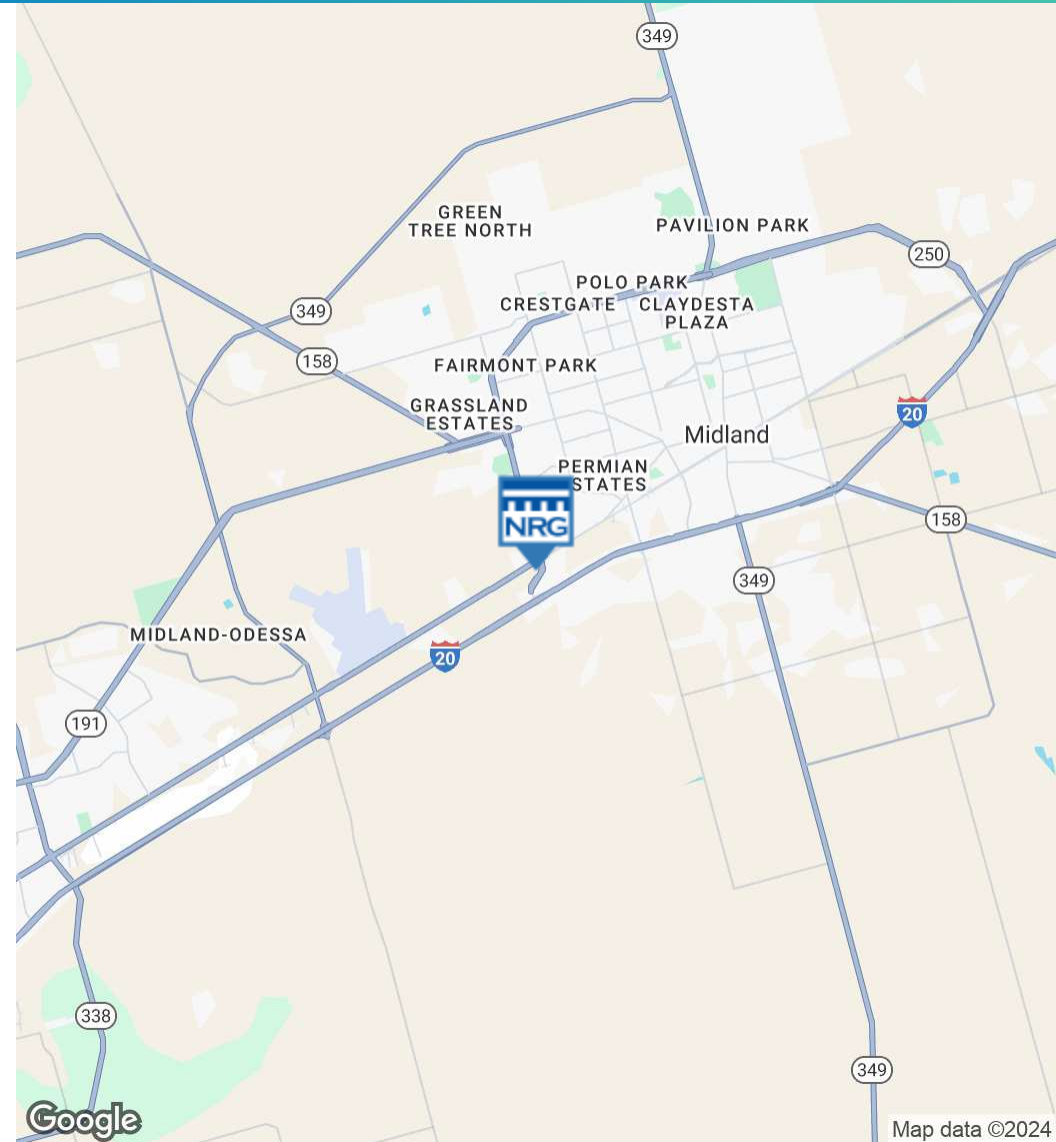
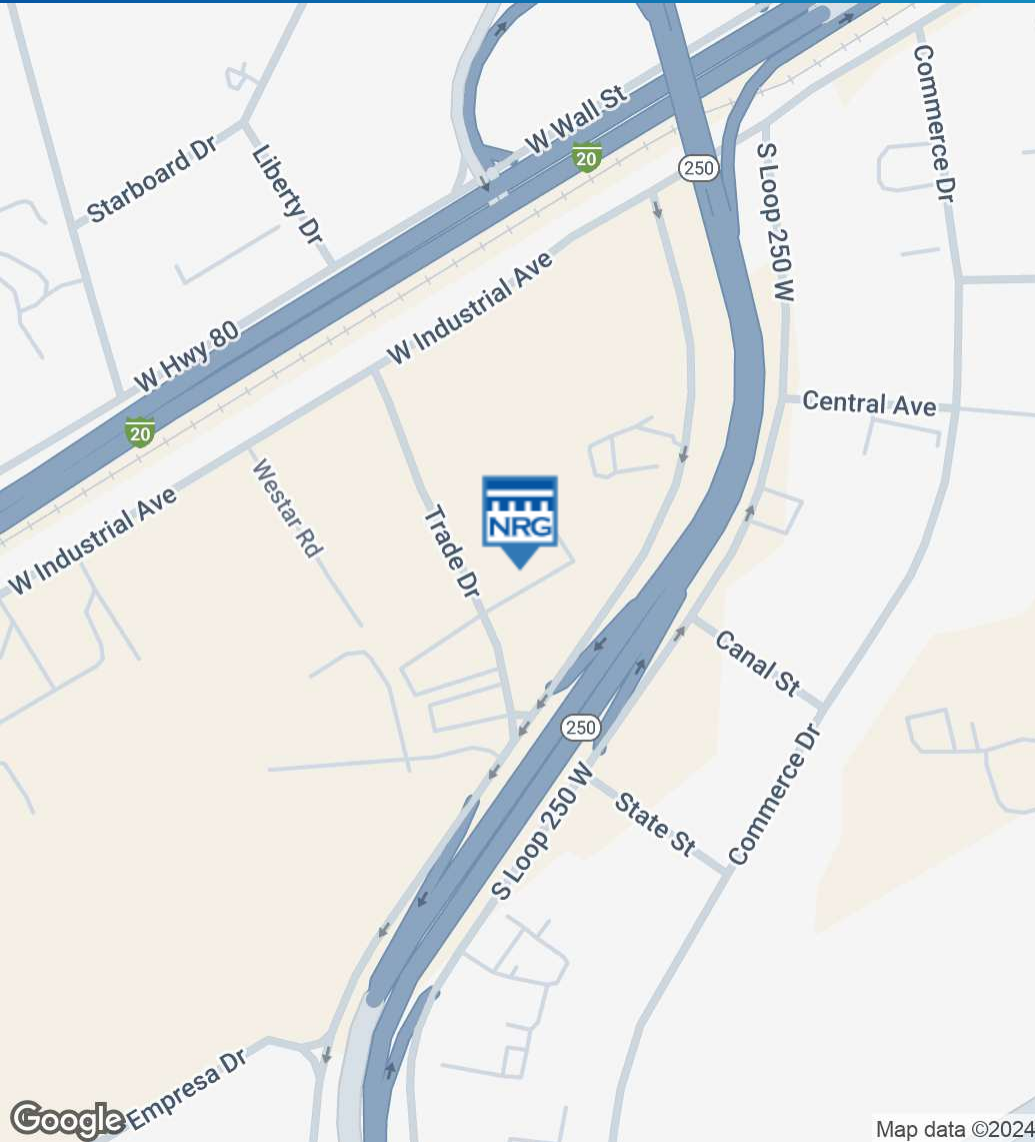
432.661.4880

tucker@nrgrealtgroup.com



EXPANSIVE WAREHOUSE WITH COUNTER SALES/SHOWROOM

2031 TRADE DR, MIDLAND, TX 79706



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com





Information About Brokerage Services

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.

NRG Realty Group, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004023 License No.	justin@nrgrealtgroup.com Email	(214)534-7976 Phone
Justin Dodd Designated Broker of Firm	0601010 License No.	Justin@nrgrealtgroup.com Email	(214)534-7976 Phone
John W.B. McDaniel Licensed Supervisor of Sales Agent/ Associate	0405514 License No.	john@nrgrealtgroup.com Email	(214)325-4851 Phone
Tucker Schneemann Sales Agent/Associate's Name	767730 License No.	tucker@nrgrealtgroup.com Email	(432)661-4880 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

3610 SCR 1232

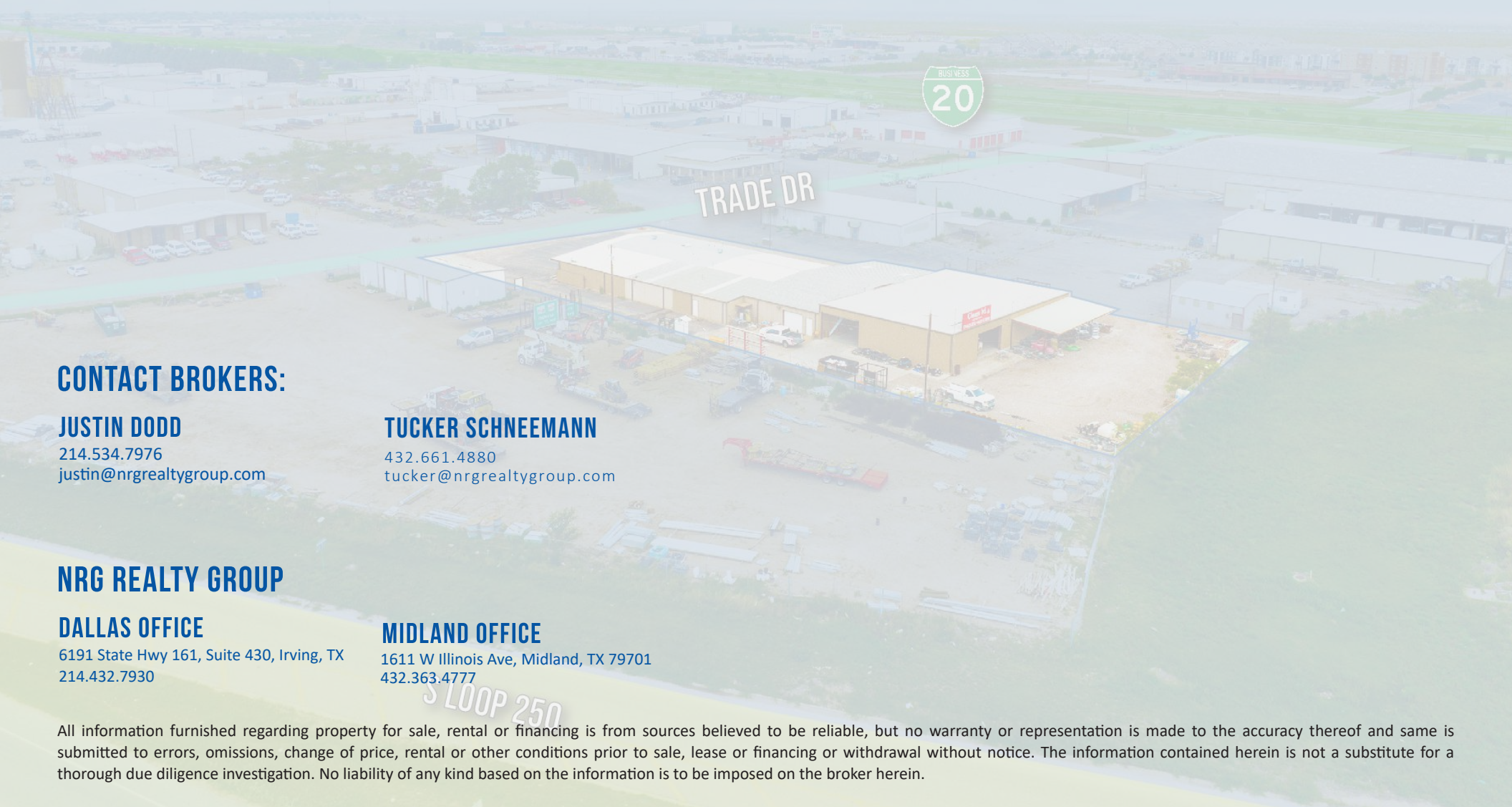
Phone: (214)534-7976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



2031 TRADE DR MIDLAND, TX 79706



CONTACT BROKERS:

JUSTIN DODD

214.534.7976
justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.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.