

HEAVY CRANES, HEAVY POWER, AND APARTMENTS!

INDUSTRIAL FOR SALE AND FOR LEASE

16937 N DERBY AVENUE

GARDENDALE, TX 79758

CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$3,495,000
Price / SF:	\$172.93
Lease Rate:	\$27,500.00 /Mo (NNN)
Building Size:	20,210 SF
Lot Size:	5.56 Acres
Year Built:	2015
Zoning:	None, County

PROPERTY OVERVIEW

The property consists of 5.56 acres of land with a 15,000 SF main office/warehouse and a 5,210 SF mechanics shop. The main office/warehouse consists of 1,800 SF 1st floor office, 2,000 SF mezzanine setup for a 10-bed apartment, and an 11,200 SF shop. The shop space includes (1) 12-ton and (2) 7.5-ton bridge cranes, heavy/3-Phase power, 16' insulated-automatic-overhead doors, and 26' eave height. The secondary mechanics shop features (3) drive-through bays with 14' doors, one bay with a mechanics pit, and a covered wash-bay with wash equipment room. The yard is stabilized and fenced.

LOCATION OVERVIEW

The property is located on TX-158 in Gardendale, TX. Gardendale is part of Ector County and sits just North of Midland-Odessa. The site has quick access to major thoroughfares such as HWY 385, TX-349/FM 1788, TX-191, and Interstate 20.

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PROPERTY HIGHLIGHTS

- 20,210 SF Total on 5.56 Acres
- 15,000 SF Main Office/Warehouse
- 1,800 SF Office
- 2,000 SF Mezzanine 10-Bed Apartment Setup
- 11,200 SF Shop | 26' Eave Height
- Heavy/3-Phase Power
- (1) 12-ton & (2) 7.5-ton Bridge Cranes
- 16' Insulated, Automatic OHD's
- Pressure Testing Booth
- 5,210 SF Mechanic's Shop
- (3) 14' Overhead Doors
- Mechanics Pit Bay
- 1,250 SF Covered Wash-Bay



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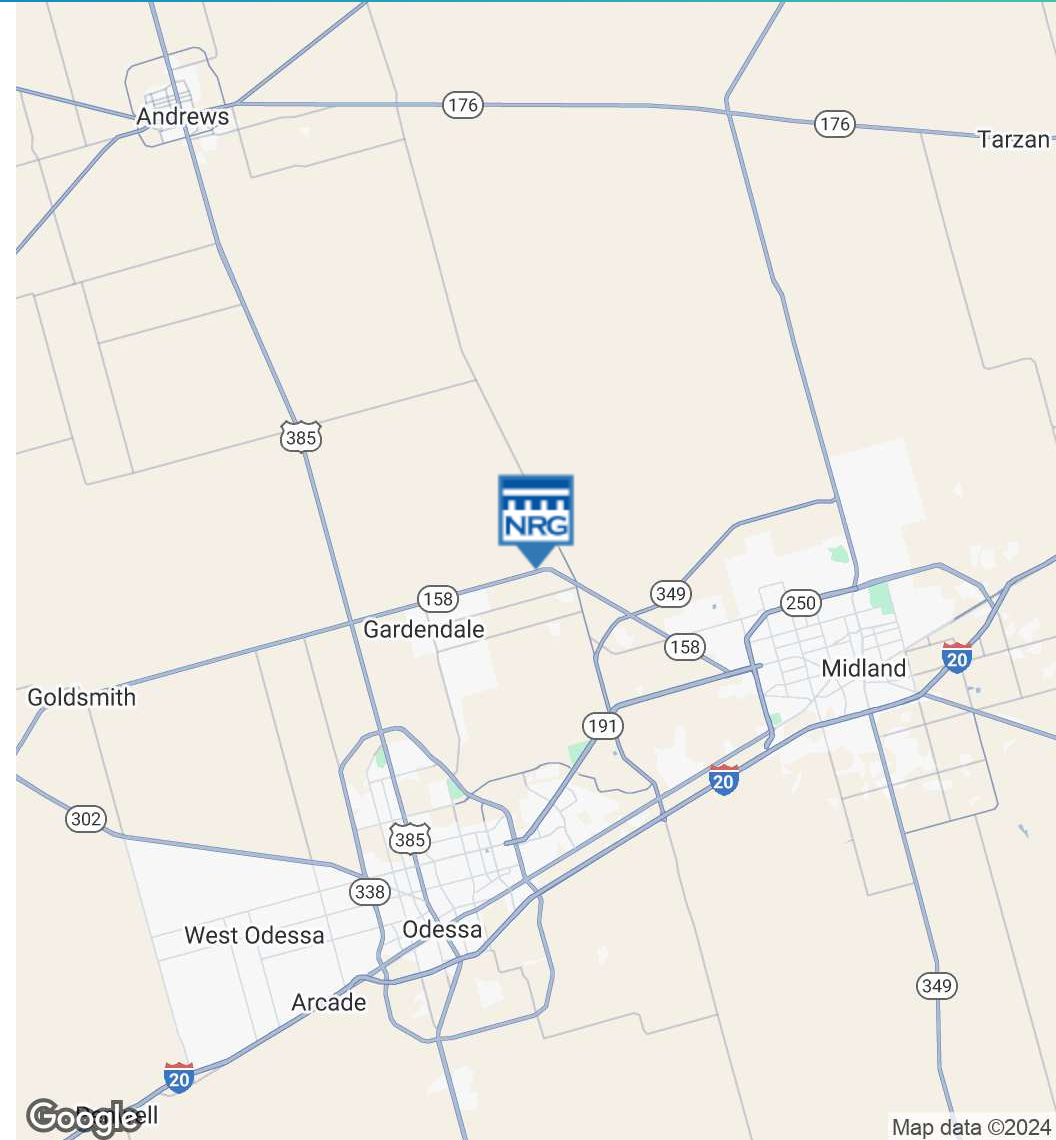
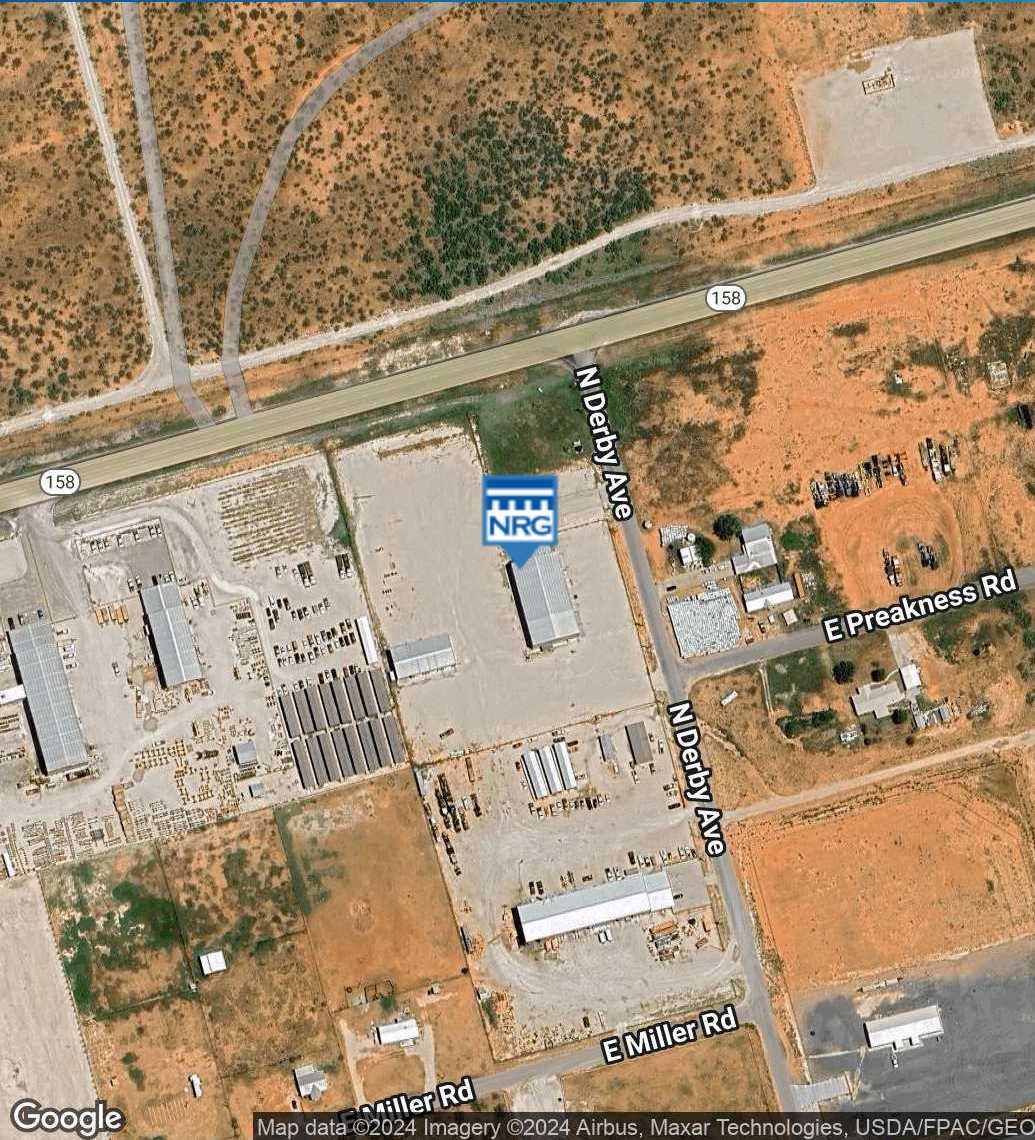


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Information About Brokerage Services

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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