

8,420 SF INDUSTRIAL FACILITY NEAR FM 715

2405 E County Rd 123, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



JUSTIN DODD

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / SF:	\$142.52
Lease Rate:	\$10,500.00 /Mo (NNN)
Building Size:	8,420 SF
Lot Size:	5.369 Acres
Year Built:	2016
Zoning:	None

PROPERTY OVERVIEW

The property totals 5.37 acres with two buildings totaling 8,420 SF. The main building is 6,100 SF comprised of 2,500 SF office and 3,600 SF of shop space. The office area has multiple private offices, a break area, conference room, and an open cubicle area with room for 6 workstations. This warehouse has (2) 14' x 16' overhead doors forming a drive-through bay, 20' eave height, and separate shop restroom. The 2nd building is a 2,320 SF warehouse with (2) 10' overhead doors with concrete containment inside and a concrete berm underneath a canopy that is designed for chemical storage. The site also has (4) RV hook ups for housing employees. Additionally, the property sits outside city limits, with no restrictions, and is serviced by water well, septic system, and ATT internet is available. Contact Justin Dodd for more information.

LOCATION OVERVIEW

The property is located south east of Midland in an industrial park with many oilfield service users. It is located on ECR 123 which gives access to FM 715 and ECR 120 (Ridge Rd). FM 715 takes you to Interstate 20 and Ridge Rd takes you to Garden City Highway, giving this property good access around Midland and the greater Permian Basin.

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PROPERTY HIGHLIGHTS

- 8,420 SF on 5.37 Acres
- Main Building: 2,500 SF Office & 3,600 SF Warehouse
- Break Room, Conference Room, Cubicle Area
- (2) 14' x 16' Overhead Doors
- 20' Eave Height
- 2nd Building is 2,320 SF Warehouse
- Set up for Chemical Containment
- (2) 10' Overhead Doors
- 4 RV hook ups
- Convenient Location close to FM 715
- No Restrictions/Outside City Limits
- Well, Septic, ATT internet



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ADDITIONAL PHOTOS



JUSTIN DODD

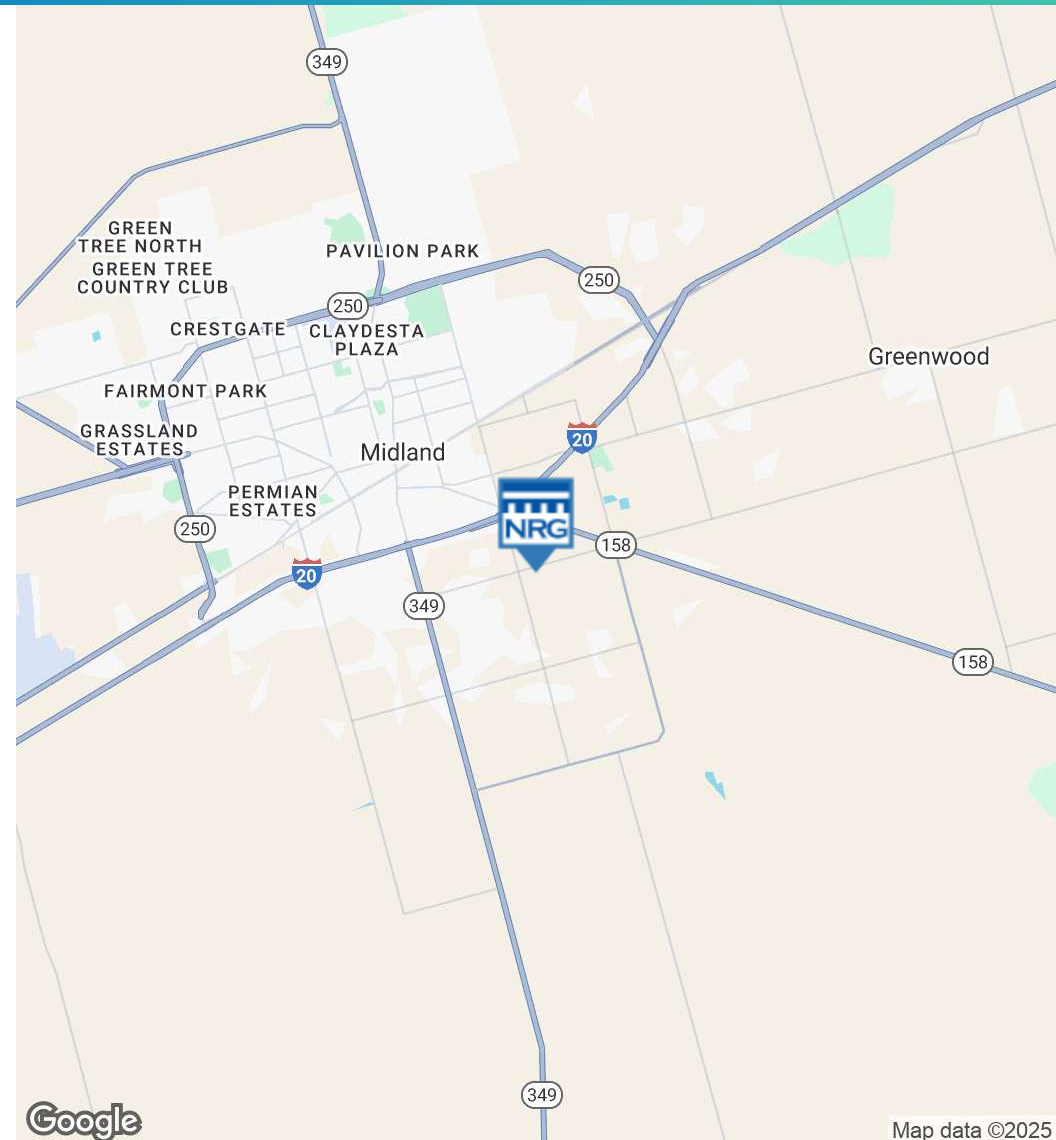
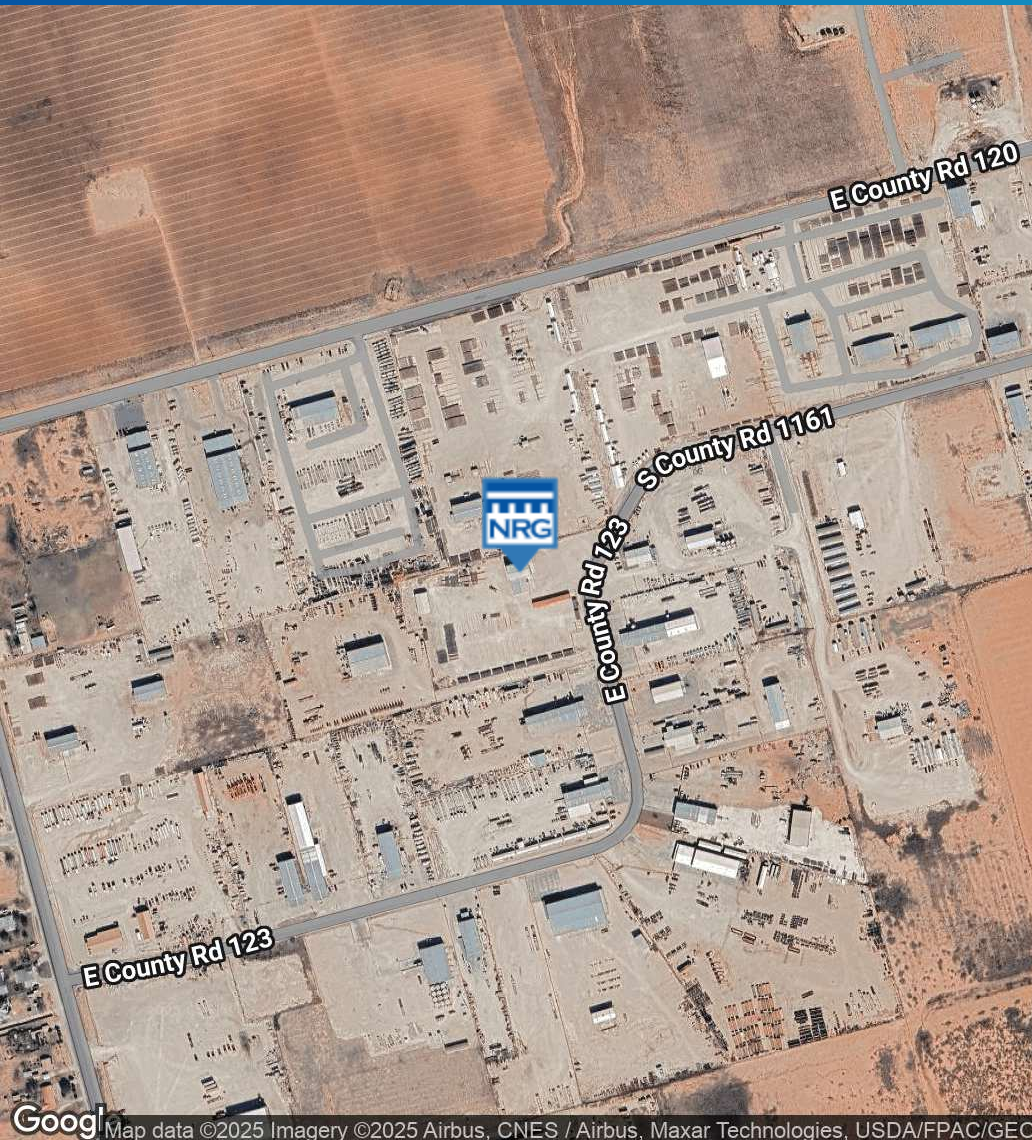
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Information About Brokerage Services

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

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

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Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



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CONTACT BROKERS:

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