

5 DRIVE-THROUGH BAY SHOP WITH FM 1788 FRONTAGE

5910 FM 1788, Midland, TX 79707

INDUSTRIAL FOR LEASE



JUSTIN DODD
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EXECUTIVE SUMMARY

5910 FM 1788, MIDLAND, TX 79707



OFFERING SUMMARY

Lease Rate:	\$18,500 /Mo (NNN)
Building Size:	9,820 SF
Lot Size:	6.025 Acres
Year Built:	2015
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Industrial office/warehouse situated on 6.025 Acres with $\pm 415'$ of FM 1788 Frontage in Midland, TX. The building totals 9,820 SF including 2,320 SF of office and 7,500 SF of warehouse with an additional 2,000 SF of canopy space (not included in total SF). The shop is built to a 22' eave height boasting a 5-ton crane, 30'x20' parts cage, and (10) 14' overhead doors forming 5 drive-through bays. The back 2 bays are drive-through wash-bays with drainage. 5 private offices, a reception area, break room, and conference room make up the office space. There is a small concrete slab in the fully fenced and secured yard with 2 gated entrances on FM 1788. The site is outside city limits with no restrictions. Central to the Midland-Odessa workforce, this property is in close proximity to Interstate 20 and the Midland International Air & Space Port. Available now - contact Justin Dodd for additional details.

LOCATION OVERVIEW

This property fronts FM 1788 in between Midland & Odessa. Approximately 3.8 miles North of TX-191 and 8.4 miles North of Interstate 20 – a major East-West thoroughfare throughout the Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,820 SF on 6.025 Acres
- 2,320 SF Office | 7,500 SF Shop
- 5 Offices, Reception, Break Room, Conference Room
- 22' Eave Height in Shop
- (1) 5-ton Crane
- (10) 14' Overhead Doors
- 3 Drive-Through Bays | 2 Drive-Through Wash-Bays
- 30'x20' Parts Cage
- 2,000 SF Canopy Space (Not Included in Total SF)
- Fully Fenced, 2 Gated Entrances



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ADDITIONAL PHOTOS



JUSTIN DODD

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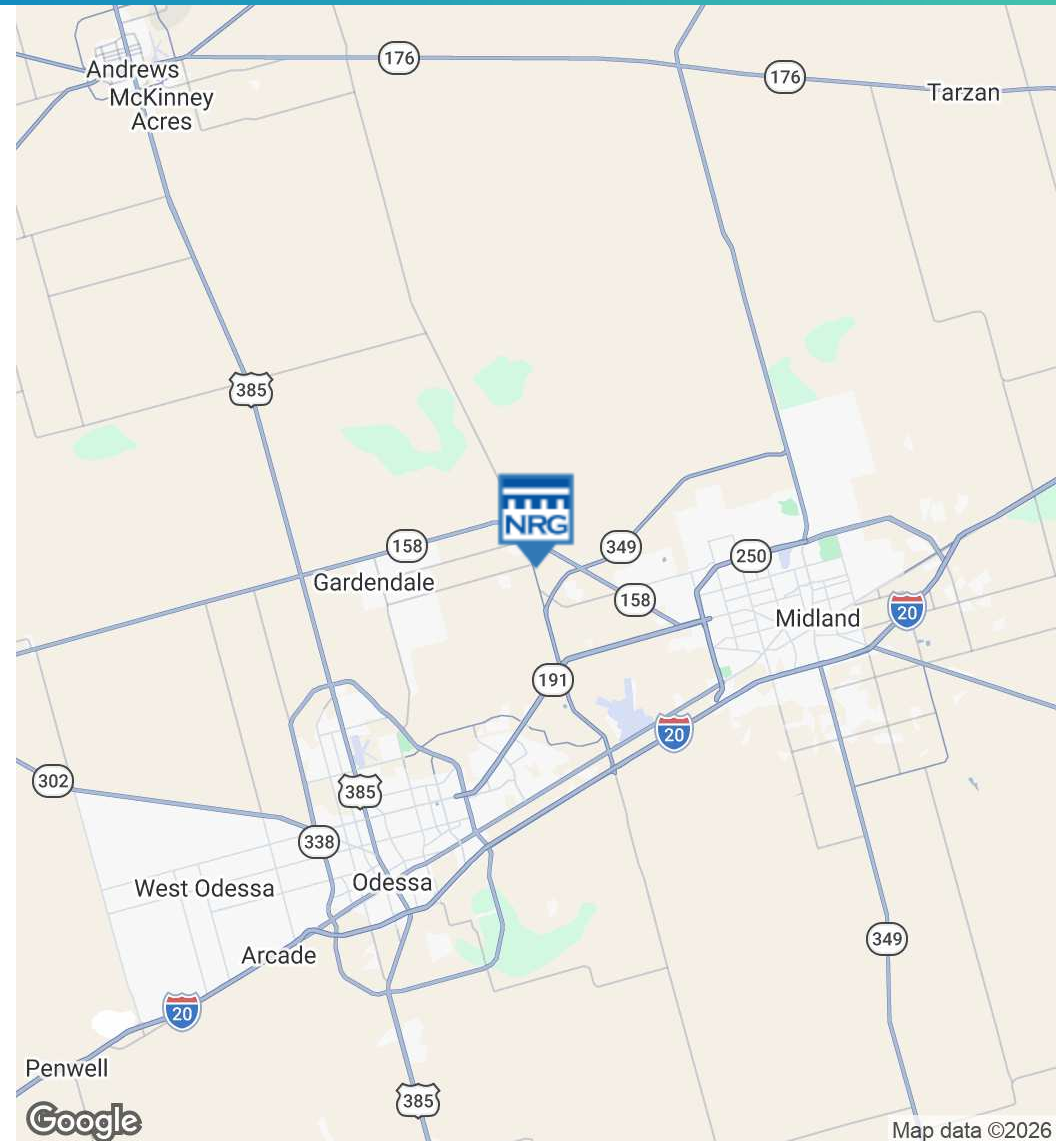
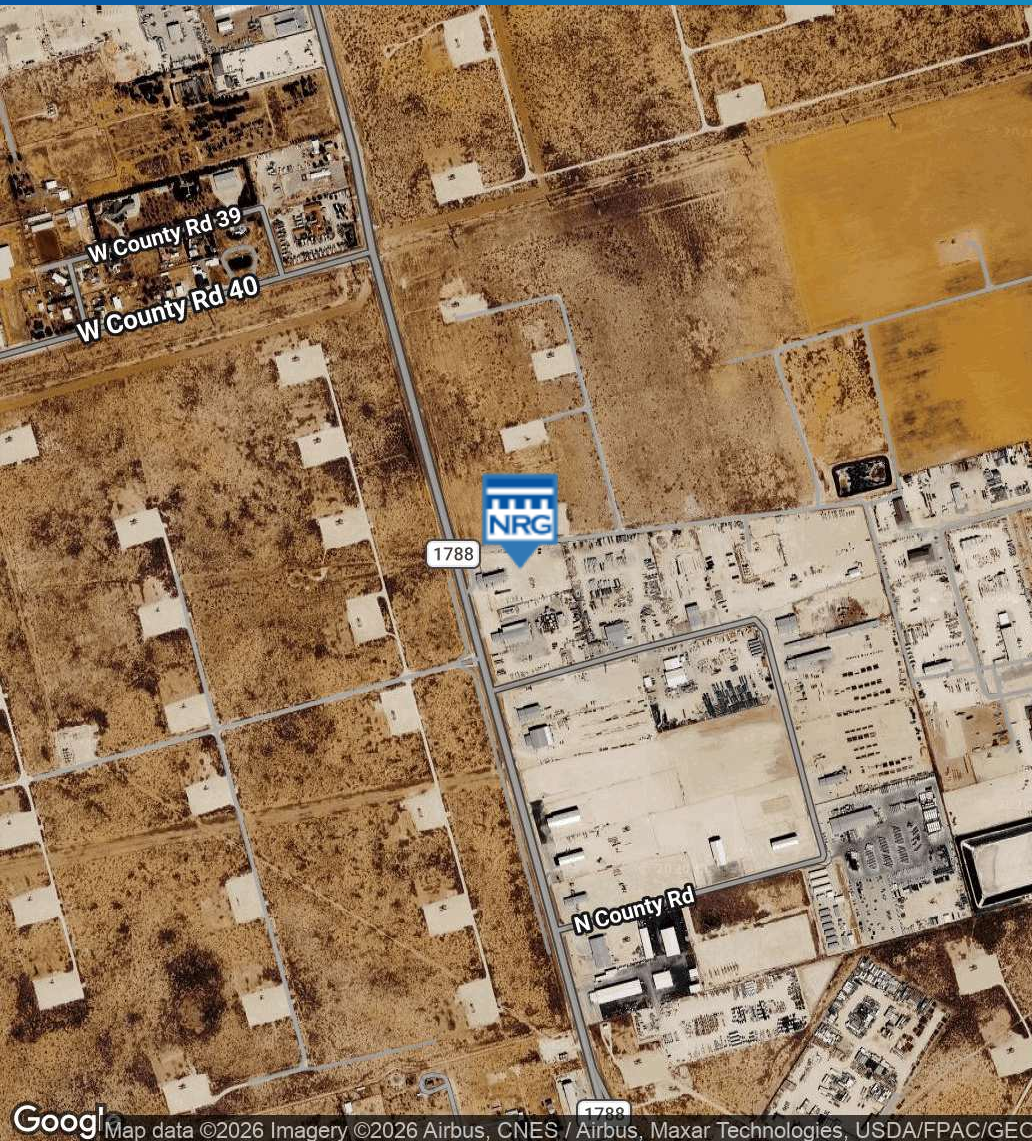
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LOCATION MAP



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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

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IABS 1-0 Date

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