

12,665 SF FACILITY W/ HWY FRONTAGE

228 US Highway 285, Pecos, TX 79772

INDUSTRIAL FOR LEASE



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealtygroup.com



12,665 SF FACILITY W/ HWY FRONTAGE

228 US HIGHWAY 285, PECOS, TX 79772

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20,050 /Mo (NNN)
PSF/Yr:	\$18.99
Building Size:	12,665 SF
Lot Size:	3.32 Acres
Year Built:	2020
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This 12,665 SF industrial facility sits on 3.32 Acres on US Hwy 285 in Pecos, TX. The property includes 10,520 SF of warehouse space and 2,145 SF of office space. Built in 2020, the facility features 24' clear height, 3-Phase power, 6 grade-level doors, and a covered, drive-through wash-bay. Construction consists of a metal building with a pitched metal roof. The site also includes eight covered parking spaces and provides ample yard area for equipment, vehicle, and material storage. For additional acreage and/or SF, the neighboring property featuring 27,536 SF on 3.99 Acres is also available for lease. Ideal for oilfield service, logistics, construction, maintenance, and industrial operations requiring modern warehouse space with functional office and yard components. Contact Tucker Schneemann or John McDaniel for more details.

LOCATION OVERVIEW

This property is located on US Hwy 285 approximately 5.2 miles North of Interstate 20 in Pecos, TX. Part of the Permian Basin, this area is near the major hub of Midland-Odessa.

TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtgroup.com

JOHN W. B. MCDANIEL, SIOR

214.325.4851
john@nrgrealtgroup.com



12,665 SF FACILITY W/ HWY FRONTAGE

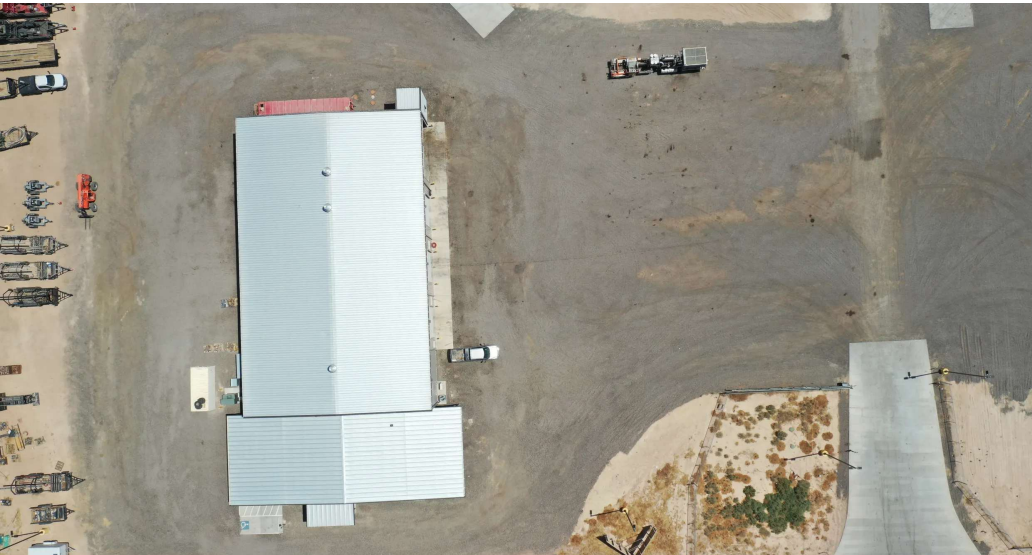
228 US HIGHWAY 285, PECOS, TX 79772

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 12,665 SF on 3.32 Acres
- 10,520 SF Warehouse | 2,145 SF Office
- 24' Eave Height
- 6 Overhead Doors, 3 Drive-through Bays
- Covered, Drive-through Wash-Bay
- US Hwy 285 Frontage
- Neighboring 27,536 SF Facility on 3.99 Acres Available for Lease



TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR

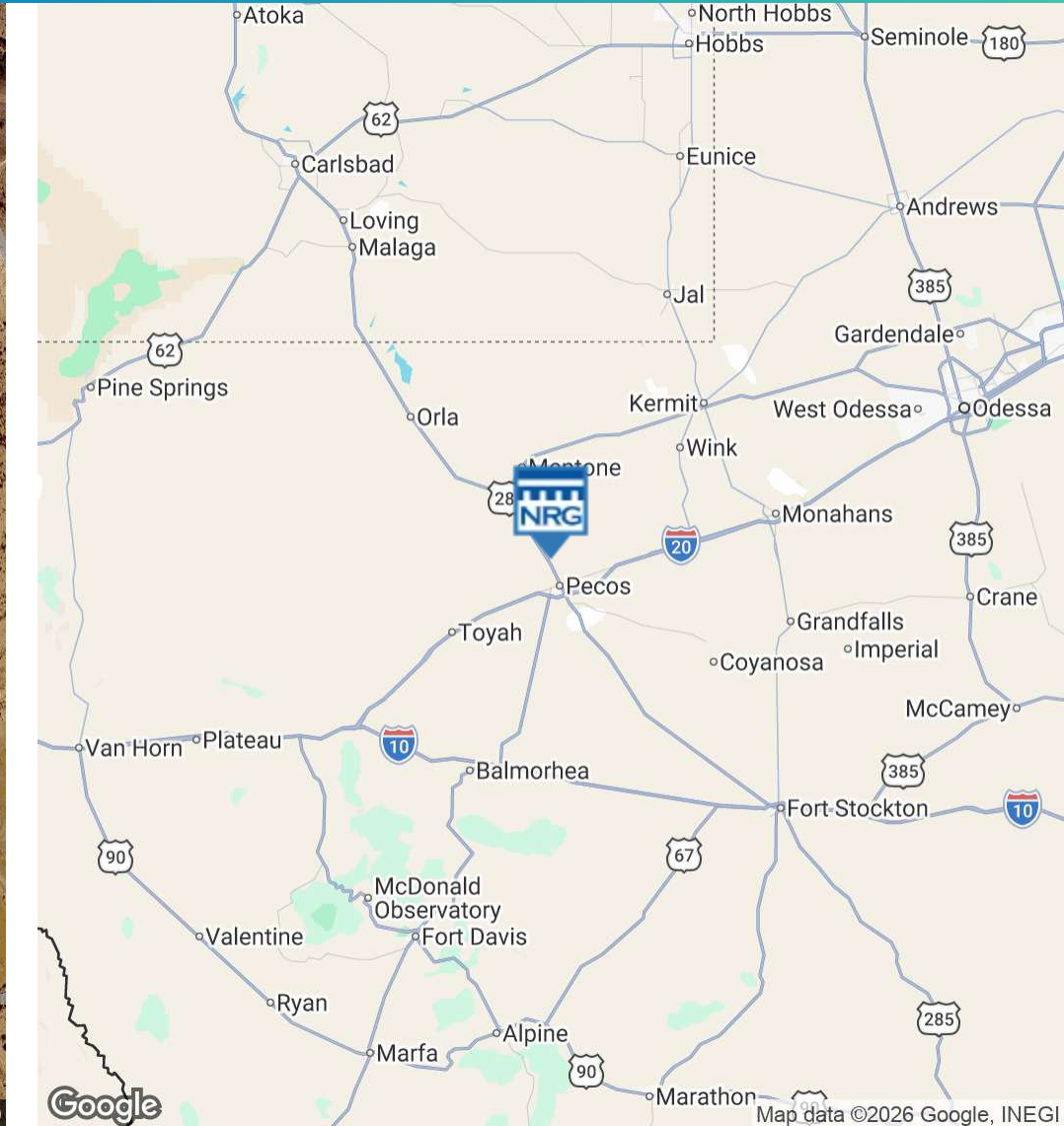
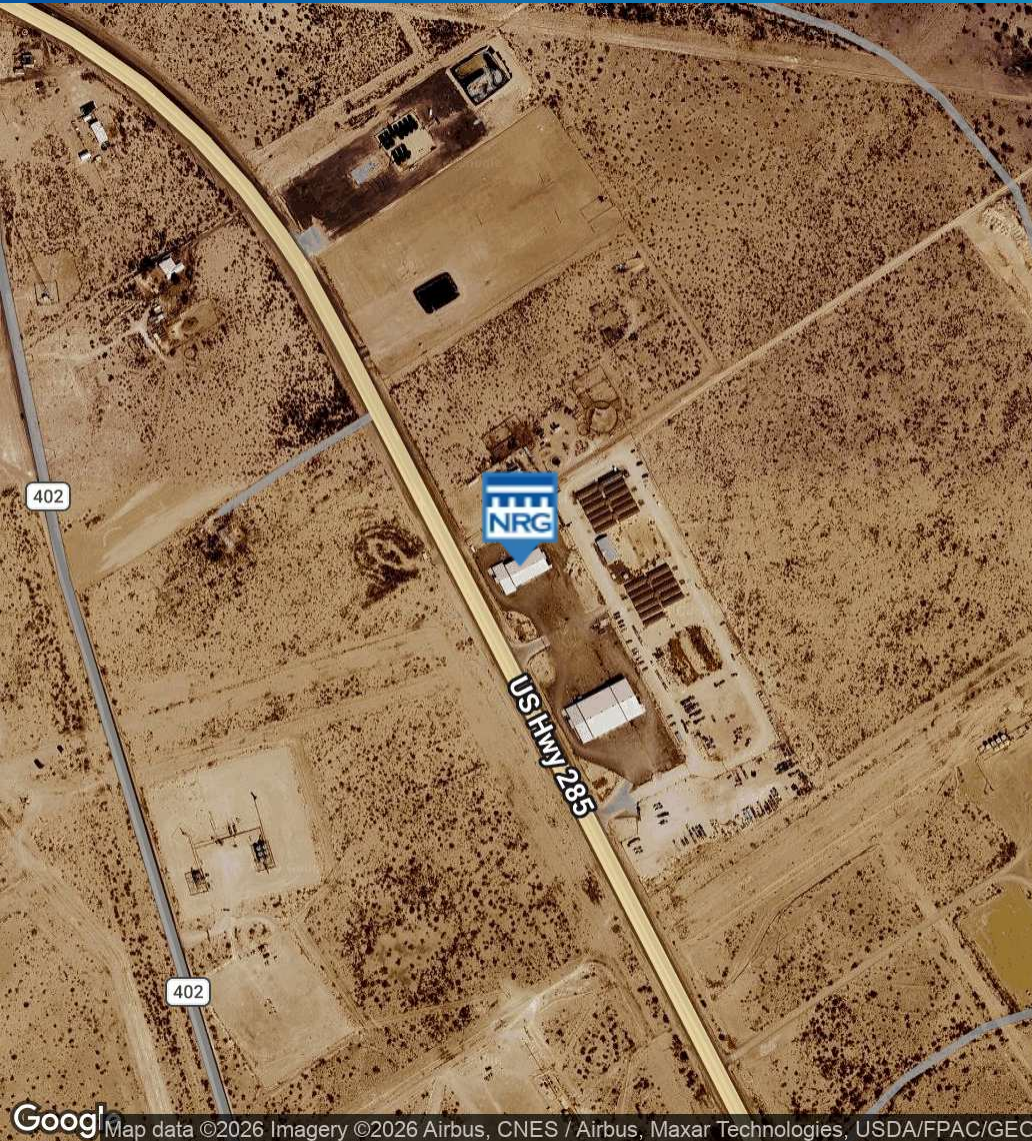
214.325.4851
john@nrgrealtygroup.com



12,665 SF FACILITY W/ HWY FRONTAGE

228 US HIGHWAY 285, PECOS, TX 79772

LOCATION MAP



TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR

214.325.4851
john@nrgrealtygroup.com





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

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

Phone: (214)534-7976

Fax:

3610 SCR 1232

Justin Dodd

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



228 US HIGHWAY 285, PECOS, TX 79772

CONTACT BROKERS:

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@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.