

CRANE SERVED INDUSTRIAL FACILITY ON 1.94 ACRES

2804 S County Road 1242, Midland, TX 79706

INDUSTRIAL FOR LEASE



LAYTON LOWRY

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NRG REALTY GROUP

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EXECUTIVE SUMMARY

2804 S COUNTY ROAD 1242, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$14,875.00 /Mo (NNN)
Building Size:	11,250 SF
Lot Size:	1.94 Acres
Year Built:	2012
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Located in a well maintained industrial park, this 11,250 SF industrial facility on 1.94 Acres offers a balanced mix of office and shop space. The property is in the county with no restrictions and includes 3-Phase/480V power, a water well, and city sewer. The 3,000 SF office area includes a reception area, seven private offices, a large break room that can also function as a training room, a conference room, office restrooms with a shower, and an IT closet. The 8,250 SF warehouse is equipped with a 2-ton bridge crane, (7) 16' overhead doors creating 3 drive-thru bays. There is an additional shop office and mezzanine storage in the warehouse. This site is designed for industrial users needing yard space, heavy power, and efficient drive-through shop access. Contact Layton Lowry for more details.

LOCATION OVERVIEW

This property is located on S County Rd 1242 in Midland. Just off of W Industrial Ave, about 1.3 miles to Loop 250 & I-20 and 4.7 miles to Midland International Airport.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,250 SF on 1.94 Acres
- 3,000 SF Office | 8,250 SF Shop
- Reception Area, 7 Private Offices, Large Breakroom, Conference Room
- Restrooms w/ Shower
- IT Closet
- 2-ton Bridge Crane
- (7) 16' Overhead Doors | 3 Drive-Thru Bays
- Shop Office, Mezzanine Storage
- Fenced & Stabilized Yard
- 3-Phase/480V Power, Water Well, City Sewer



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ADDITIONAL PHOTOS



LAYTON LOWRY

972.989.8611

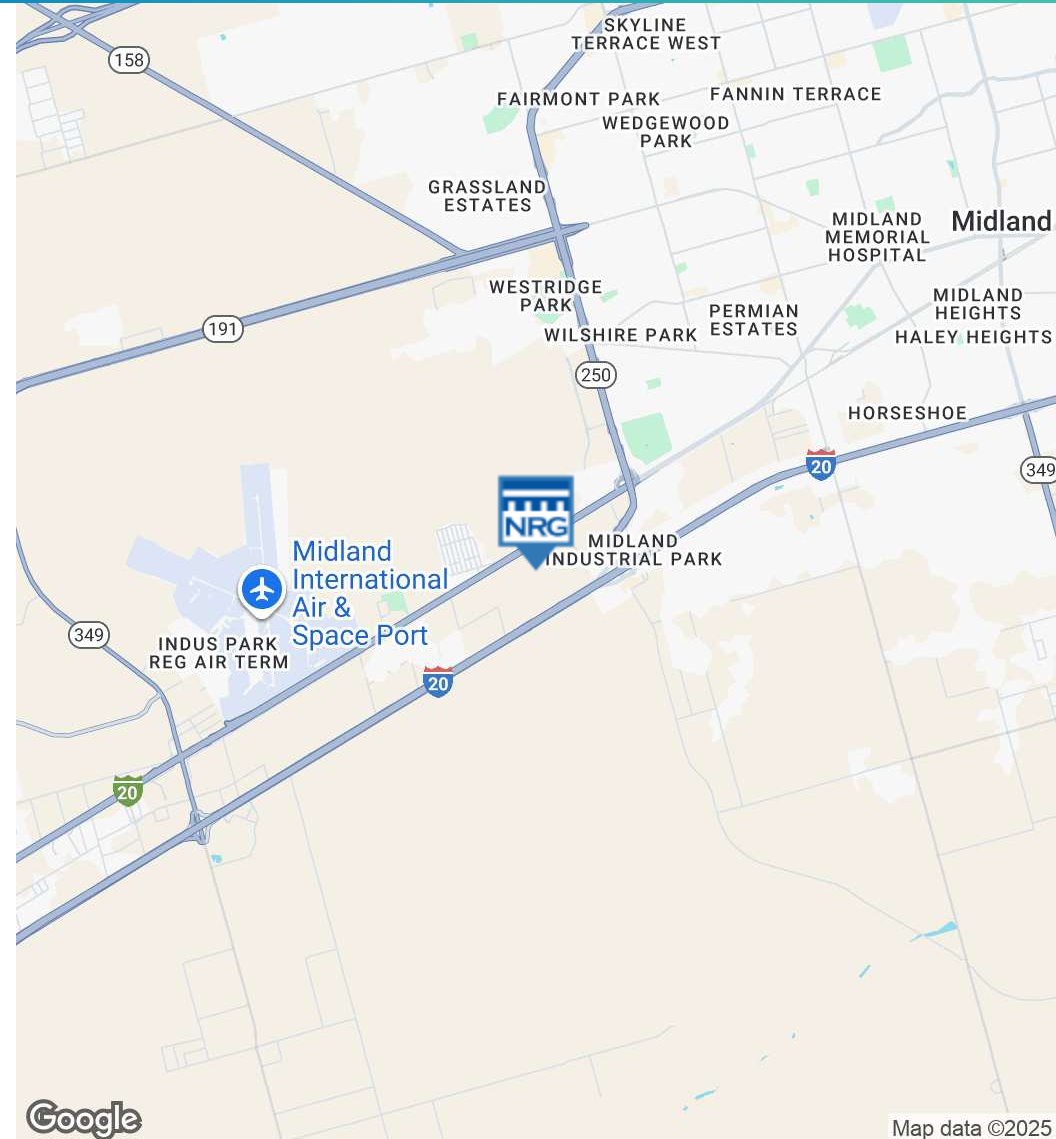
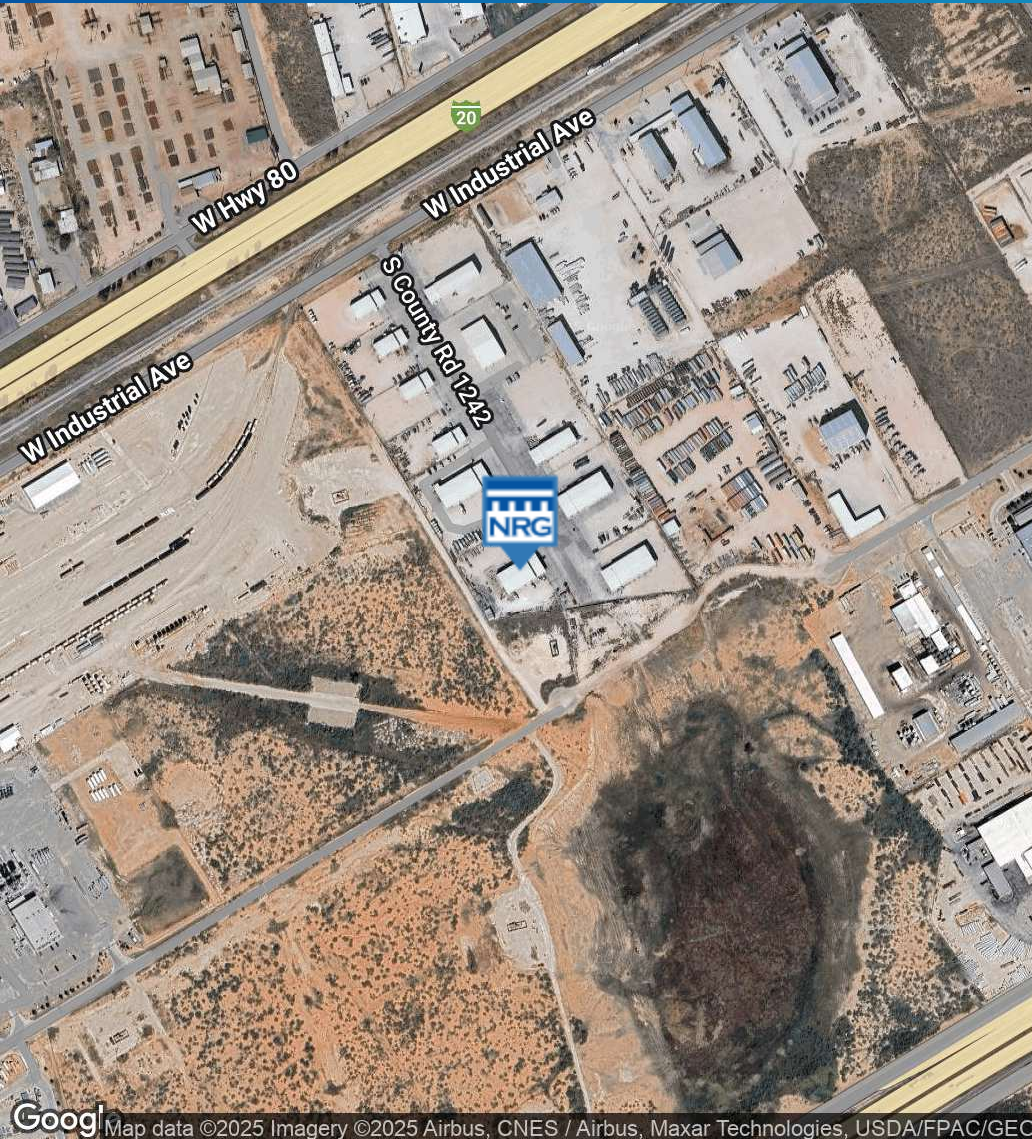
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Layton Lowry	725411	Layton@nrgrealty.com	972-989-8611
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



2804 S COUNTY ROAD 1242, MIDLAND, TX 79706

CONTACT BROKERS:

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