

UNDER CONSTRUCTION: 11,900 SF INDUSTRIAL BUILDING ON 4.32 ACRES

2712 ECR 140, Midland, TX 79706

INDUSTRIAL FOR LEASE

SAMPLE BUILDING



AMY BRASHER BARNETT

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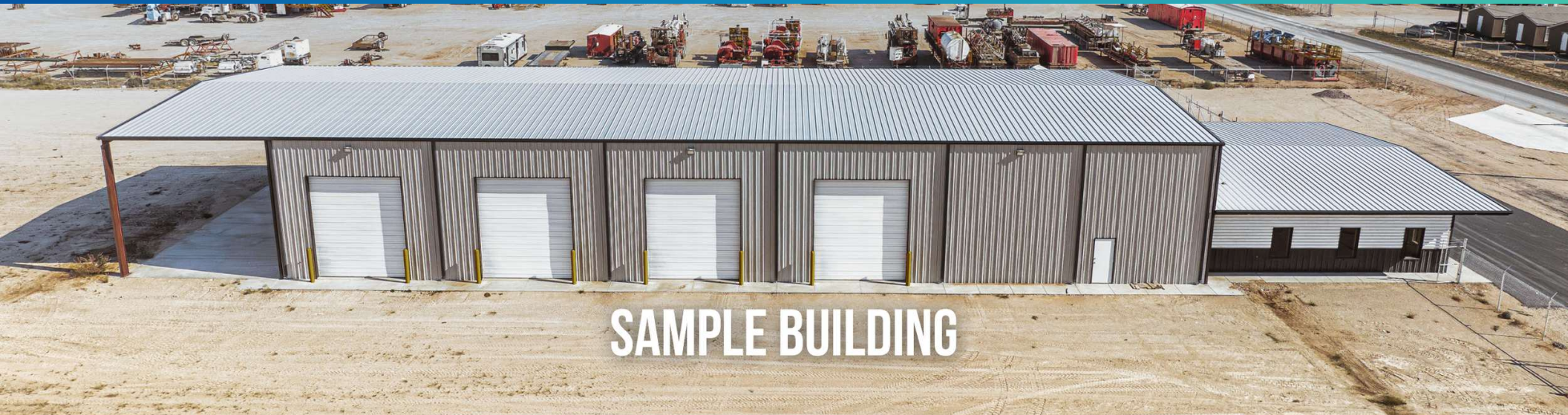
DAKOTA FLOWERS

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UNDER CONSTRUCTION: 11,900 SF INDUSTRIAL BUILDING ON 4.32 ACRES EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	11,900 SF
Lot Size:	4.32 Acres
Year Built:	2026
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Currently under construction, approximately 11,900 SF industrial building situated on 4.32 Acres. The proposed office space features 2,000 SF (50'x40'x22'), including several private offices, a large conference room, a break room, a reception area, and restrooms. The 8,400 SF (60'x140'x22') shop is 5-ton crane ready and offers (9) 14'x16' overhead doors forming 4 drive-through bays and one drive-in bay from the rear of the warehouse. The property is fully fenced, powered by 3-Phase electricity, and has access to a water well and septic system. Contact Amy Brasher Barnett or Dakota Flowers to secure this property for your business operations.

LOCATION OVERVIEW

This property is located at the intersection of East County Road 140 and South County Road 1160 in South Midland, Texas, offering convenient access to TX-158 and I-20.

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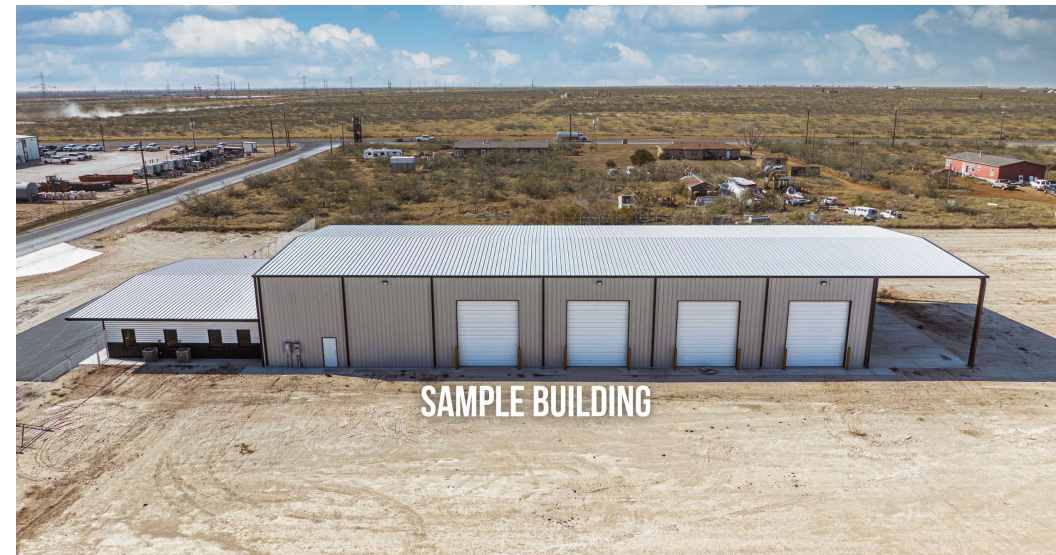
UNDER CONSTRUCTION: 11,900 SF INDUSTRIAL BUILDING ON 4.32 ACRES PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Proposed 11,900 SF on 4.32 Acres
- 2,000 SF Office | Private Offices, Conference Room, Break Room
- 8,400 SF Warehouse
- 5-Ton Crane Ready
- (9) 14'x16' OHD's | 4 Drive-Thru Bays, 1 Drive-In
- 22' Eave Height
- 1,500 SF Covered Wash-Bay
- 3-Phase Power | Water Well | Septic System



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ADDITIONAL PHOTOS

2712 ECR 140, MIDLAND, TX 79706



SAMPLE BUILDING

SAMPLE BUILDING



SAMPLE BUILDING

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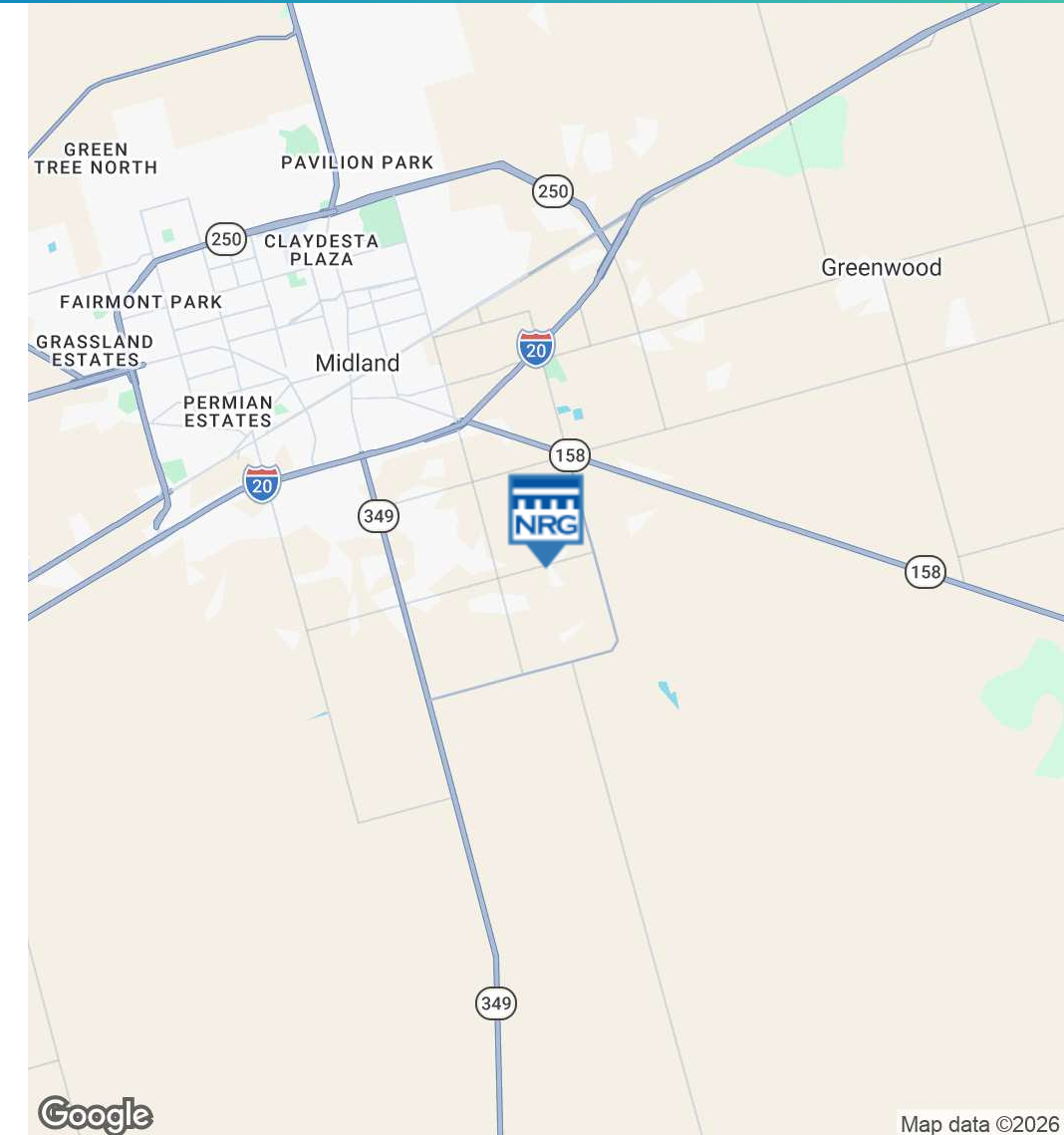
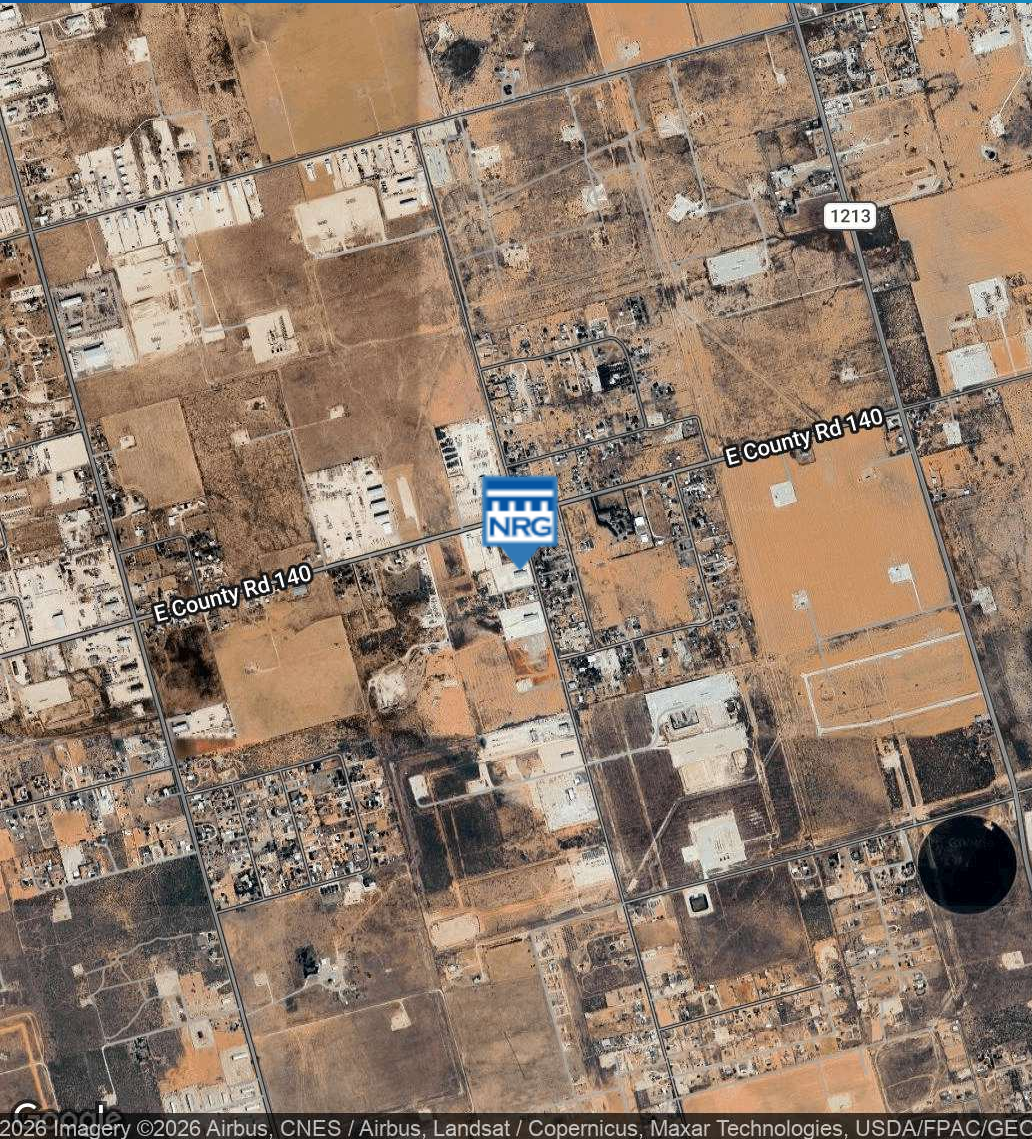
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UNDER CONSTRUCTION: 11,900 SF INDUSTRIAL BUILDING ON 4.32 ACRES

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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtgroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



2712 ECR 140, MIDLAND, TX 79706

CONTACT BROKERS:

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