

OFFICE/WAREHOUSE & SHOP ON FM 1788

1714 N FM 1788, Midland, TX 79707

INDUSTRIAL FOR LEASE



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10,000 /Mo (NNN)
Building Size:	5,200 SF
Lot Size:	0.82 Acres
Year Built:	2025
Zoning:	Light Industrial

PROPERTY OVERVIEW

This well-maintained industrial property features $\pm 5,200$ SF across two buildings situated on a 0.82 Acre fully fenced yard. Building One includes $\pm 1,800$ SF of modern office space and 2,200 SF of shop space designed to accommodate a variety of industrial operations. The office offers a professional reception area, four large private offices, high ceilings, and an oversized break room complete with a kitchen, refrigerator, oven, ice maker, microwave, and sink. Additional amenities include a restroom with a shower and a tankless water heater. The attached shop measures approximately 55'x40' with 19-foot clear height and includes a 14'x12' automatic overhead door, shop restroom, utility sink, and a 20'x40' covered canopy with a concrete apron. Building Two consists of $\pm 1,200$ SF of additional shop space measuring 30'x40' with a 20-foot clear height. The shop includes a 14'x14' overhead door, electrical outlets along each wall, and NEMA 5-15R receptacles, making it ideal for storage, fabrication, or light industrial operations. The property also offers seven parking spaces, including one ADA-accessible space, and a fenced yard secured with barbed wire fencing. Contact Amy Brasher Barnett or Dakota Flowers for more details.

LOCATION OVERVIEW

Located on highly desirable FM 1788 in Midland, Texas, this industrial property offers excellent access throughout the Permian Basin. Conveniently located just minutes from Midland International Air & Space Port and along one of the area's primary industrial corridors makes it ideal for a variety of industrial users.

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PROPERTY HIGHLIGHTS



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- ±5,200 SF industrial facility on 0.82 Acres
- Building 1: 1,800 SF office / 2,200 SF shop
- 4 Private Offices, Reception, Break Room with Kitchen, Restroom with Shower, tankless water heater
- 19' Clear Height | (1) 14'x12' Automatic Overhead Door
- Shop restroom and utility sink
- 20'x40' covered canopy with concrete apron
- Building 2: Approximately 1,200 SF additional shop
- 20' Clear Height | (1) 14'x14' Overhead Door
- Electrical Outlets throughout | NEMA 5-15R Receptacles
- Seven parking spaces, including one ADA space
- Fully fenced yard with barbed wire security
- Excellent FM 1788 frontage and access in the Permian Basin



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ADDITIONAL PHOTOS



AMY BRASHER BARNETT

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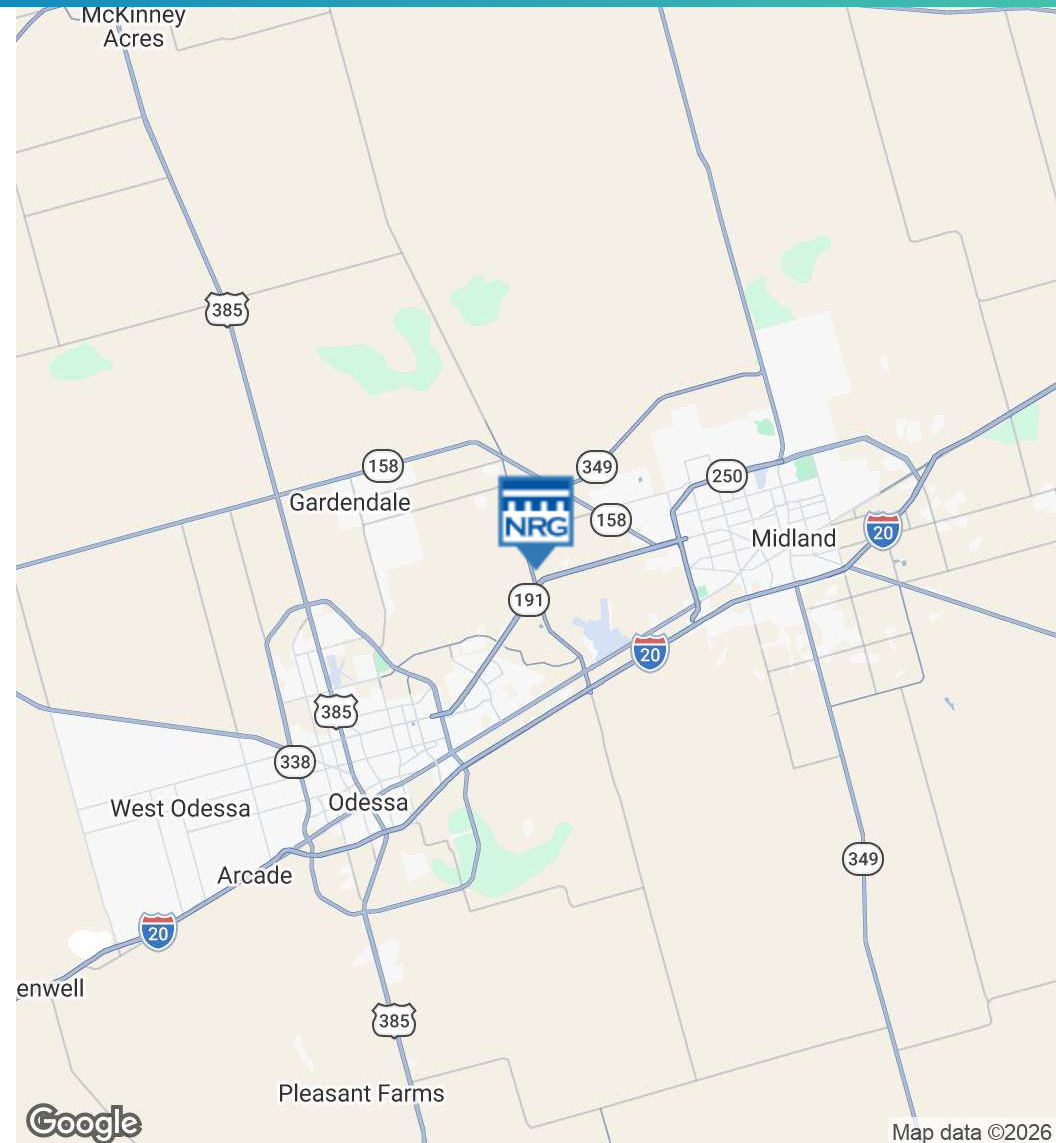
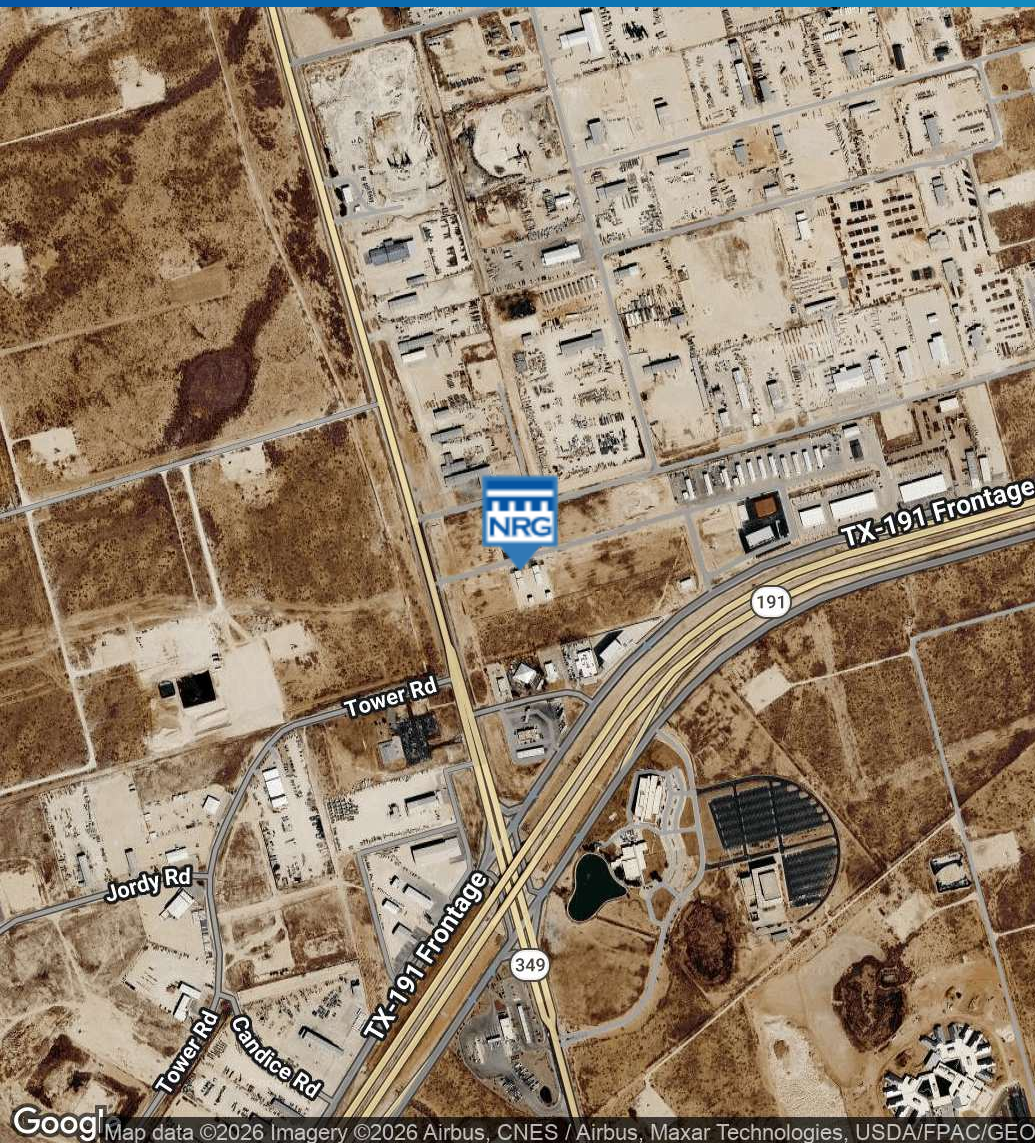
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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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