

32' TALL, 20-TON CRANE READY, I-20 FRONTAGE FACILITY

Lot 10 Cholla Rd, Midland, TX 79706

INDUSTRIAL FOR LEASE

PHOTO SHOWS IDENTICAL BUILDING ON LOT 1



JUSTIN DODD
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EXECUTIVE SUMMARY

LOT 10 CHOLLA RD, MIDLAND, TX 79706



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OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Building Size:	16,000 SF
Lot Size:	4.753 Acres
Year Built:	2025
Zoning:	Outside City Limits

PROPERTY OVERVIEW

New industrial park under construction! The developer is building a new 16,000 SF service facility just off of Interstate 20, providing excellent visibility and access. The modern industrial building will feature approximately 2,500 SF of 1st floor office space, 11,760 SF of warehouse, & 2,000 SF wash-bay. The office will be delivered in shell condition and is customizable to suit your needs. The option to finish a 2nd story office is available with additional rent. There will be a locker room in the shop with it's own restroom and shower. This 20-ton crane ready shop is accessible by (8) 16'x16' overhead doors forming 3 drive-through bays. The wash-bay will have open entrances from either side with an additional 16'x16' overhead door leading back into the shop. Mezzanine space will sit above the office and locker room space and can be finished to your needs or left as open storage. Lot 10 is 4.753 Acres and sits on the corner of SCR 1210 and I-20. The lot will be fenced off and finished with caliche. Contact Justin Dodd to set up shop in this premium location to service the Midland-Odessa community.

LOCATION OVERVIEW

This property features nearly 2,320' of frontage on Interstate 20, is bordered on the West side by S County Rd 1250, bordered on the East side by a access road, and backs up to the freshly paved Cholla Rd. This area of Midland, TX has seen significant growth over the past few years being in a high traffic, high visibility section of I-20 between FM 1788 and the start of Loop 250.

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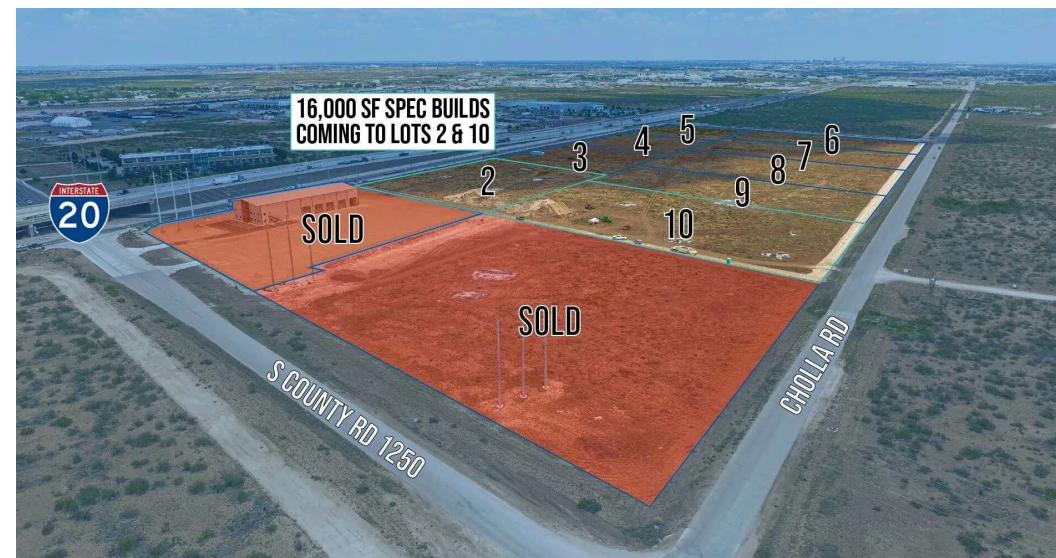
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 16,000 SF on 4.753 Acres
- ~2,500 SF (80'x28') 1st Floor Office in Shell Condition for Customization
- Optional 2nd Story Office Finish Out w/ Additional Rent
- 13,760 SF Shop + Wash-Bay
- (8) 16'x16' Overhead Doors
- 32' Eave Height
- 20-ton Crane Ready
- (22'x13') Locker Room/RR/Shower in Shop
- 2,526 SF 2nd Floor Unfinished Mezzanine
- Outside City Limits, Fully Fenced



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ADDITIONAL PHOTOS



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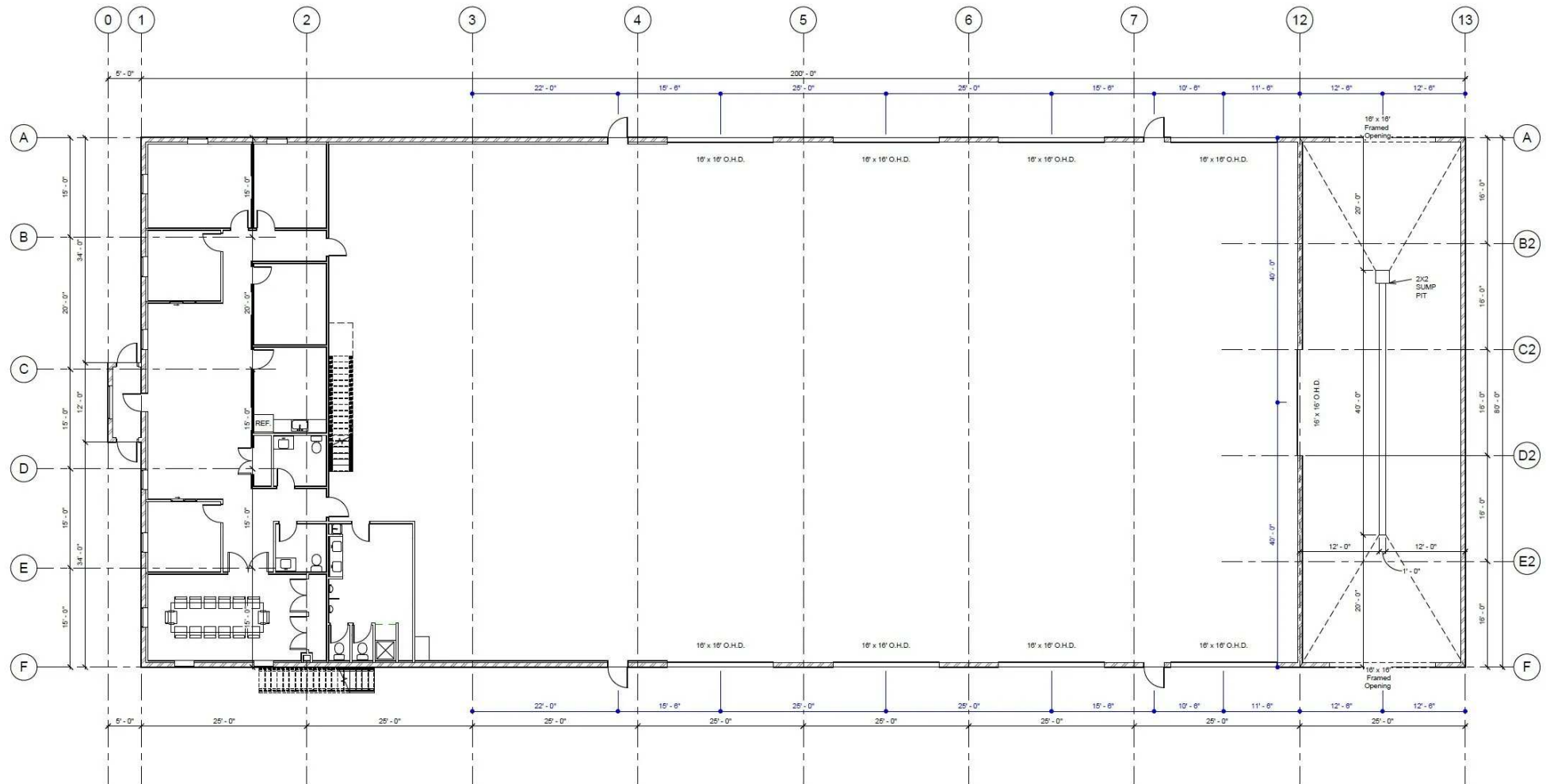
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FLOOR PLAN



① Level 1
1/8" = 1'-0"

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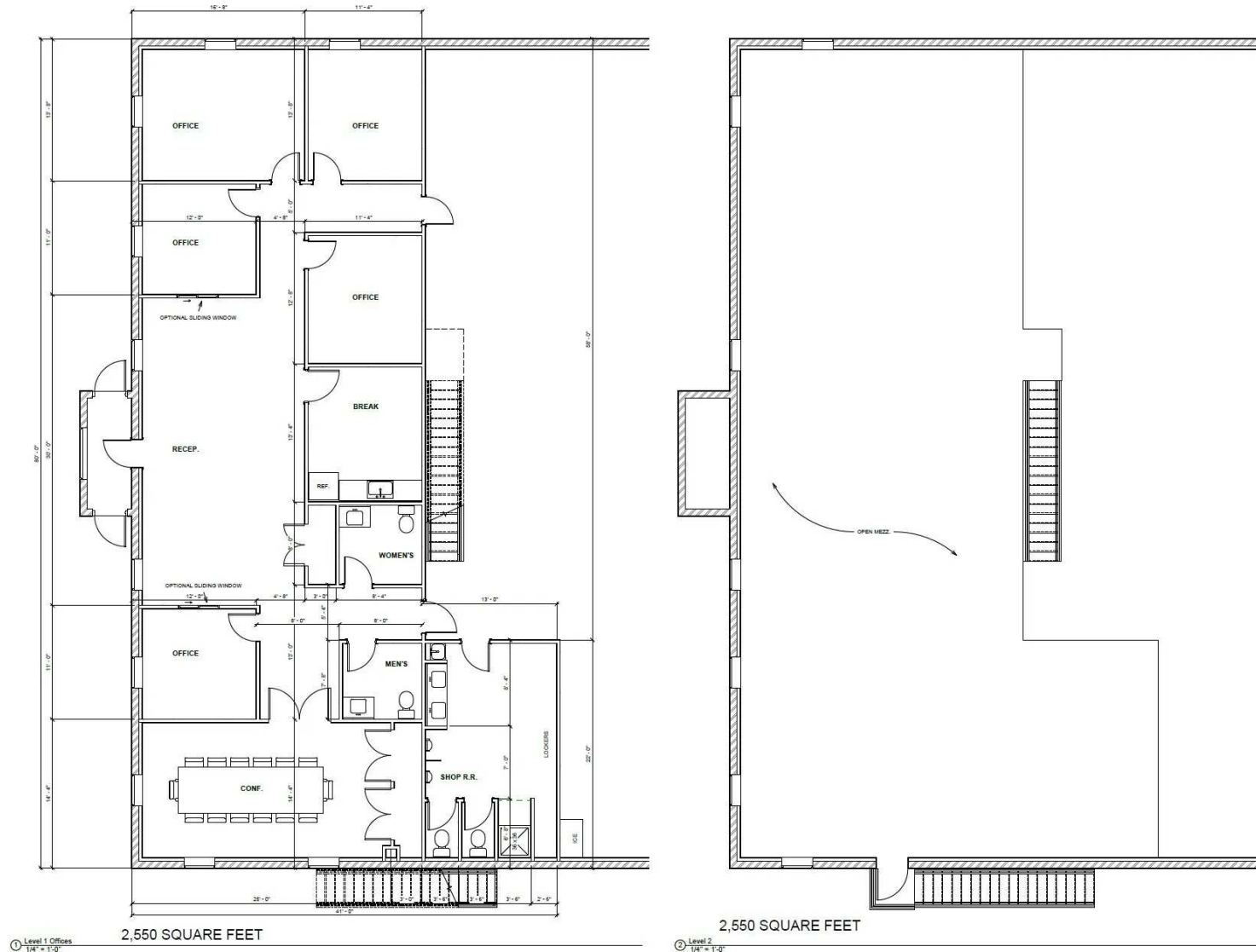
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OPTIONAL OFFICE FLOOR PLAN

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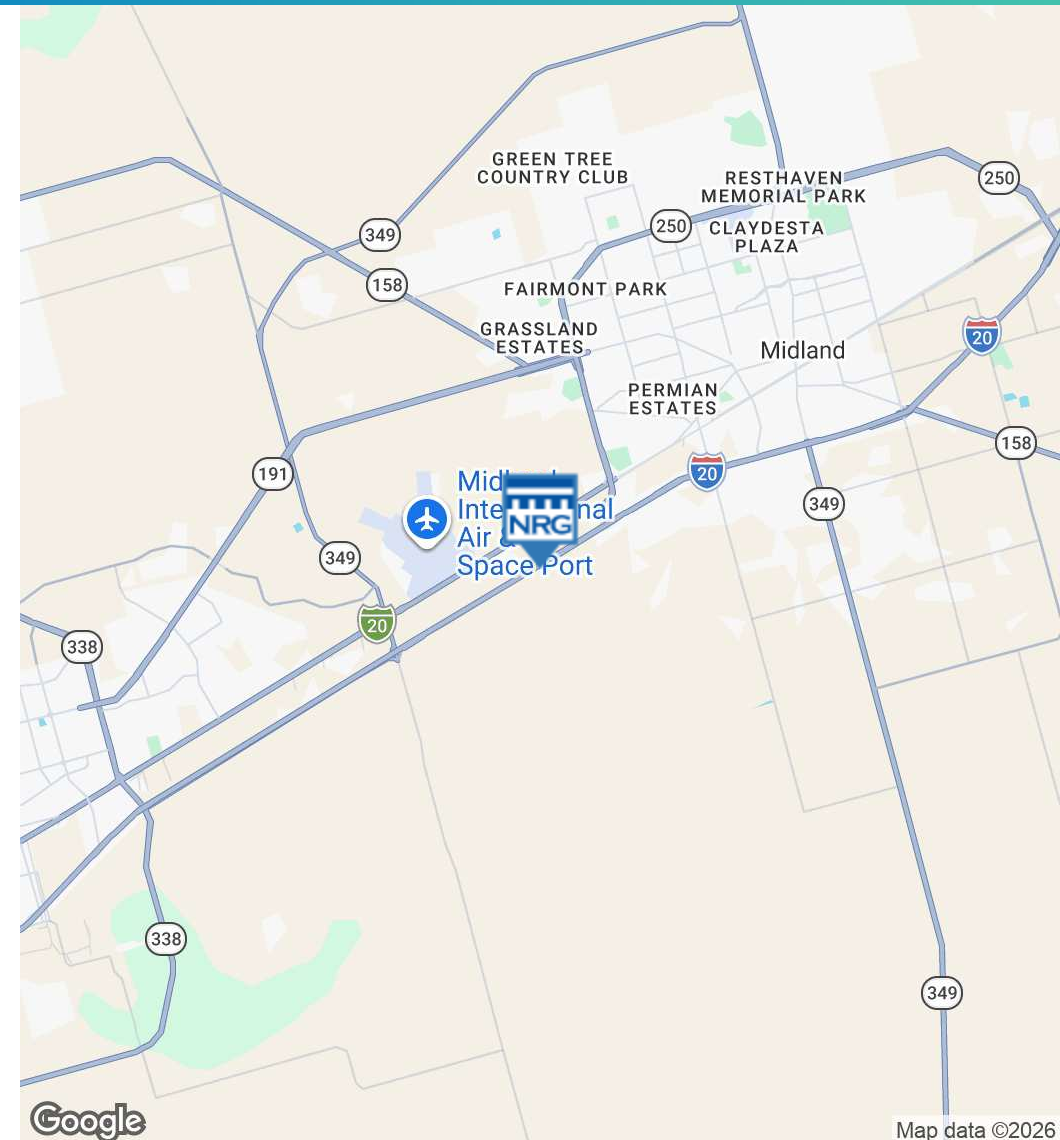
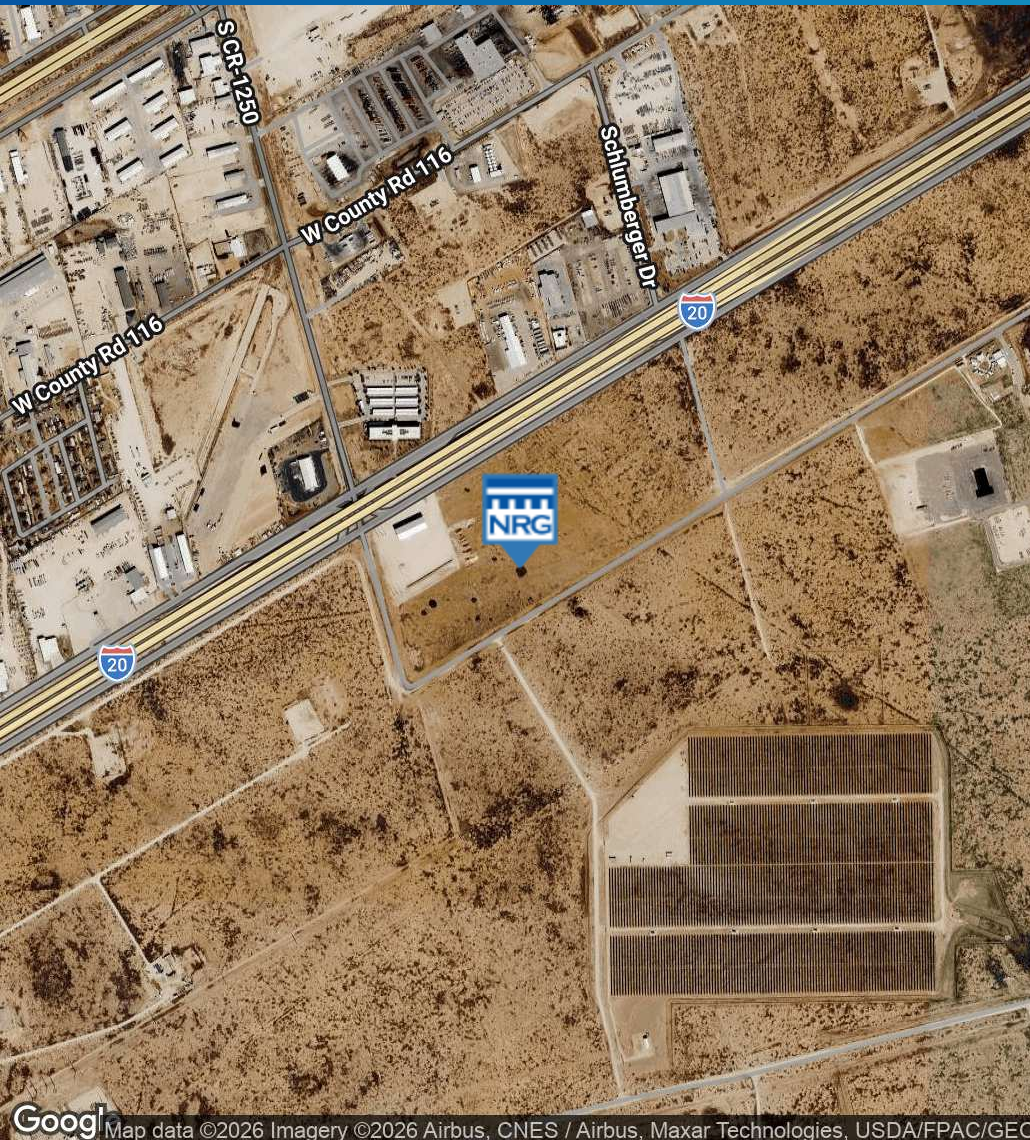
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LOCATION MAP



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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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Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
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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CONTACT BROKERS:

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