

CRANE READY WAREHOUSE OFF TX-191

12828 W County Road 91, Midland, TX 79707

INDUSTRIAL FOR LEASE



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



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12828 W COUNTY ROAD 91, MIDLAND, TX 79707

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,639 SF
Lot Size:	5 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Industrial shop and office facility totaling 6,639 SF on 5 Acres, designed for a wide range of industrial operations. The main building is 6,025 SF with a 614 SF addition. The shop includes a 100' x 50' layout with 22' eave height, (4) 14'x14' overhead doors, crane-ready construction, (2) 220V 30A power plugs, and a shop sink. The office area features four private offices, men's and women's restrooms, an IT/break room with kitchenette, and a conference room with kitchenette. The owner is willing to add a wash-bay. The property next door at 12900 WCR 91 is also available for lease: 5,633 SF on 5 Acres. These properties can be combined for a total of 12,272 SF on 10 Acres. Contact Justin Dodd for additional details.

LOCATION OVERVIEW

This property is strategically positioned in West Midland, Texas, within the heart of the Permian Basin - one of the most active energy and industrial markets in the United States. It is approximately 0.6 miles off of TX-191, which offers convenient access to Midland-Odessa.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 6,639 SF on 5 Acres
- 6,025 SF Main Building + 614 SF Addition
- 4 Private Offices, Breakroom, 2 Kitchenettes
- 100'x50' Shop
- (4) 14'x14' Overhead Doors
- Crane Ready
- (2) 220V 30A power plugs
- Owner is willing to add a wash-bay
- Adjacent property also available offering 5,633 SF on 5 Acres (Total 12,272 SF on 10 Acres)



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ADDITIONAL PHOTOS



JUSTIN DODD

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CRANE READY WAREHOUSE OFF TX-191

12828 W COUNTY ROAD 91, MIDLAND, TX 79707

12900 & 12828 OUTLINES



JUSTIN DODD

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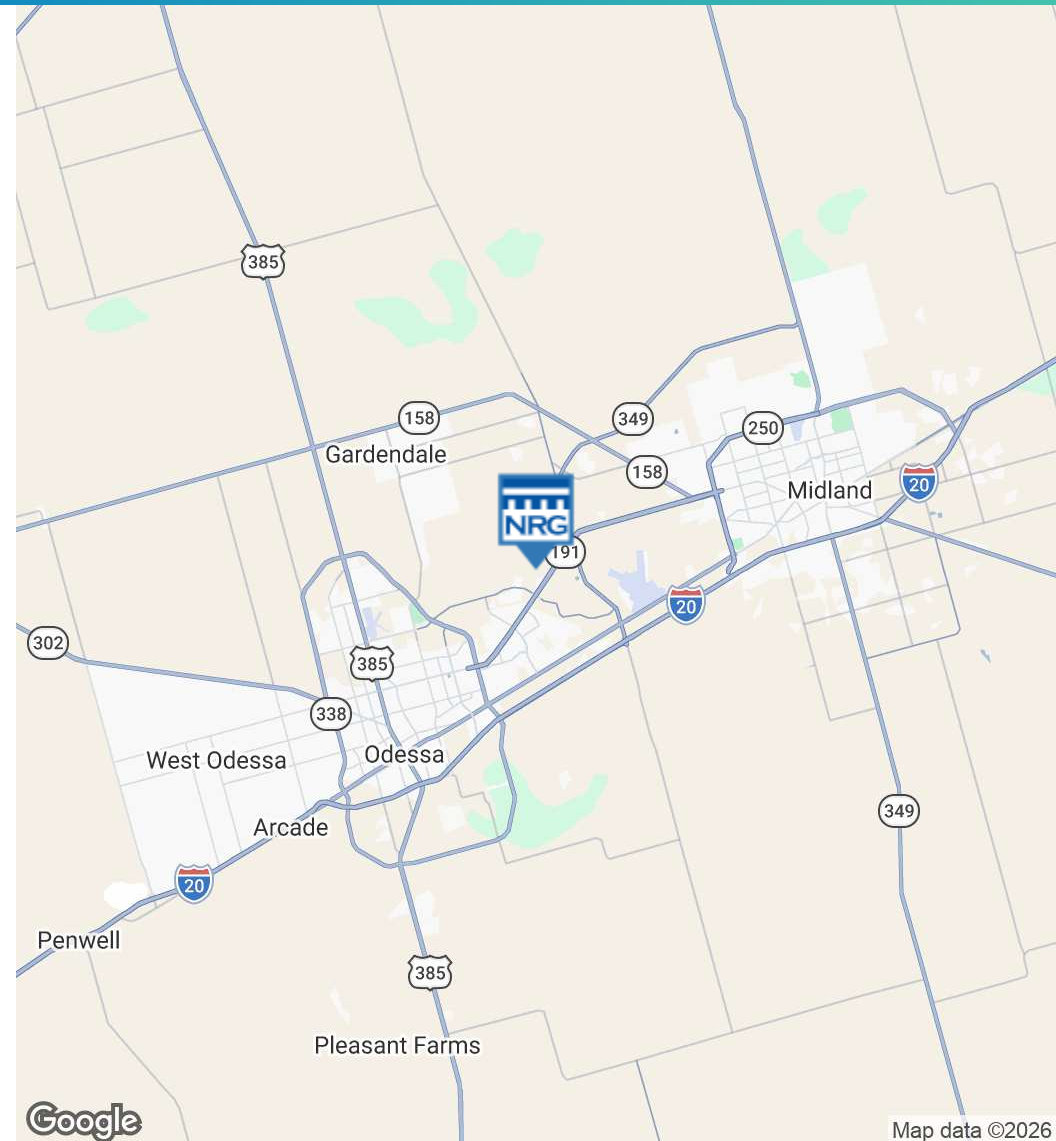
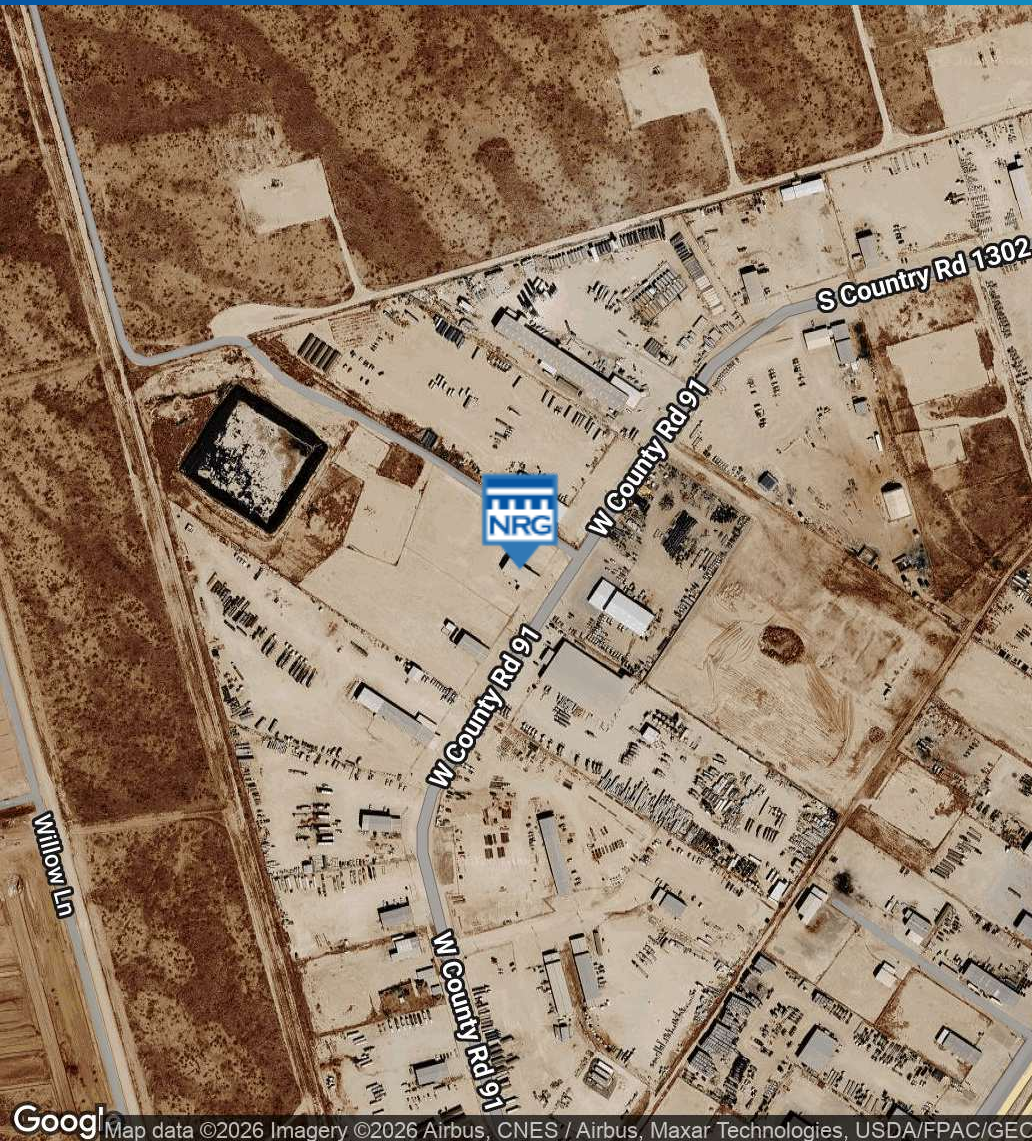
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LOCATION MAP



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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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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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

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

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



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CONTACT BROKERS:

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