

INDUSTRIAL SHOP/OFFICE W/WASH-BAY

5620 FM 1788 (Lot 4), Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



AMY BRASHER BARNETT

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DAKOTA FLOWERS

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EXECUTIVE SUMMARY

5620 FM 1788 (LOT 4), MIDLAND, TX 79706



OFFERING SUMMARY

Sale Price:	\$2,161,250
Price / SF:	\$190.00
Lease Rate:	\$18,958 /Mo (NNN)
Building Size:	11,375 SF
Lot Size:	6.182 Acres
Year Built:	2025
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This property offers a 11,375 SF newly constructed industrial building situated on 6.182 acres. The office is 2,000 SF with 7 private offices, a large conference room, 2 bathrooms, a kitchen/breakroom, and a storage office. The second-floor space features up to 2,000 SF unfinished mezzanine plumbed for 2 bathrooms, showers, and a kitchen - ideal for an additional breakroom or apartment set up. The fully insulated warehouse offers a 10-ton crane, 3 drive-through bays with (6) 14'x16' OH doors, an additional office, and a bathroom with a shower. At the rear of the building is a covered 1,875 SF wash-bay and an additional 14'x16' overhead door. The property has fiber internet access, is fully fenced and secured, and is serviced by 3-Phase/ 600-amp power and 20 GPM water capacity. Contact Dakota Flowers or Amy Brasher Barnett for additional details.

LOCATION OVERVIEW

This property is strategically positioned off of North FM 1788 with quick access to I-20 and SH 191, offering seamless connectivity between Midland, Odessa, and the greater Permian Basin. Its location provides excellent visibility, efficient logistics routes, and balanced access to both major markets. Infrastructure improvements in the corridor further enhance

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,375 SF on ± 6.18 Acres
- 2,000 SF Office | 7,500 SF Shop
- Up to 2,000 SF Unfinished Mezzanine Ideal for Apartment Space or Breakroom
- 10-ton Crane
- (7) 14'x16' Overhead Doors
- 1,875 SF Covered Wash-Bay
- 3--Phase Power, 20 GPM Water Capacity, Fiber Internet
- Fully Fenced



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ADDITIONAL PHOTOS



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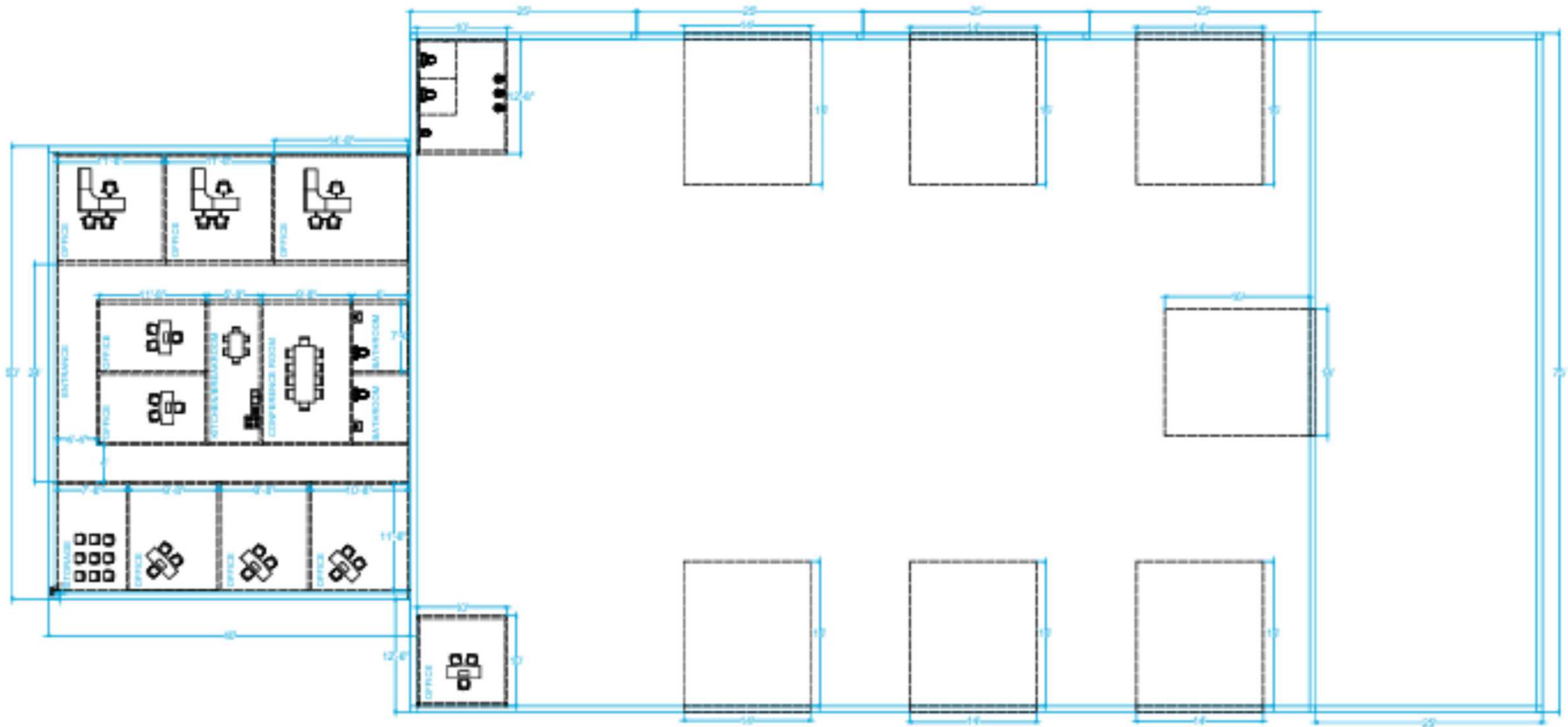
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FLOOR PLAN



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ADDITIONAL LOTS AVAILABLE



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RETAIL 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:
 - 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
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



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CONTACT BROKERS:

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