

EFFICIENT OFFICE & SHOP ON COMMERCE DR

2057 Commerce Drive, Midland, TX 79703

INDUSTRIAL FOR LEASE



TANNER BRIDGE

432.241.2505

tanner@nrgrealtygroup.com



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2057 COMMERCE DRIVE, MIDLAND, TX 79703

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8,000 /Mo (NNN)
Building Size:	9,200 SF
Lot Size:	5.08 Acres
Year Built:	1976
Zoning:	County

PROPERTY OVERVIEW

This 9,200 SF office and shop facility offers a functional layout well-suited for field service, oilfield, or light industrial operations. The 45' x 50' shop features one 8' overhead door, 10' clear height, a wash drain, and a private shop bathroom with shower. The office boasts a main reception area, 11 private offices, a 30' x 22' conference room, men's and women's restrooms, a laundry room, and a shower room with 5 showers. The property is served by 3-Phase 480V power, city water, and city sewer. There is an additional conference room not included in this lease offering. The building sits on 5.08 Acres shared by the neighboring buildings. Contact Tanner Bridge for more details or to schedule a showing.

LOCATION OVERVIEW

This property is located on Commerce Dr in Midland, TX, in the area where Loop 250 intersects with Industrial Ave and Interstate 20. This property accesses Interstate 20 by traveling South on Commerce Dr for about 1 mile. This is a great location to serve the Midland & Odessa area.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,200 SF Total Building
- 5.08 Shared Acres
- 3-Phase 480V Power, City Water & City Sewer
- 45' x 50' (2,250 SF)
- (1) 8' Overhead Door
- 10' Clear Height, Wash Drain
- Shop Bathroom With Shower
- Reception Area, 11 Private Offices
- 30' x 22' Conference Room
- Restrooms, Laundry Room, Shower Room With 5 Showers



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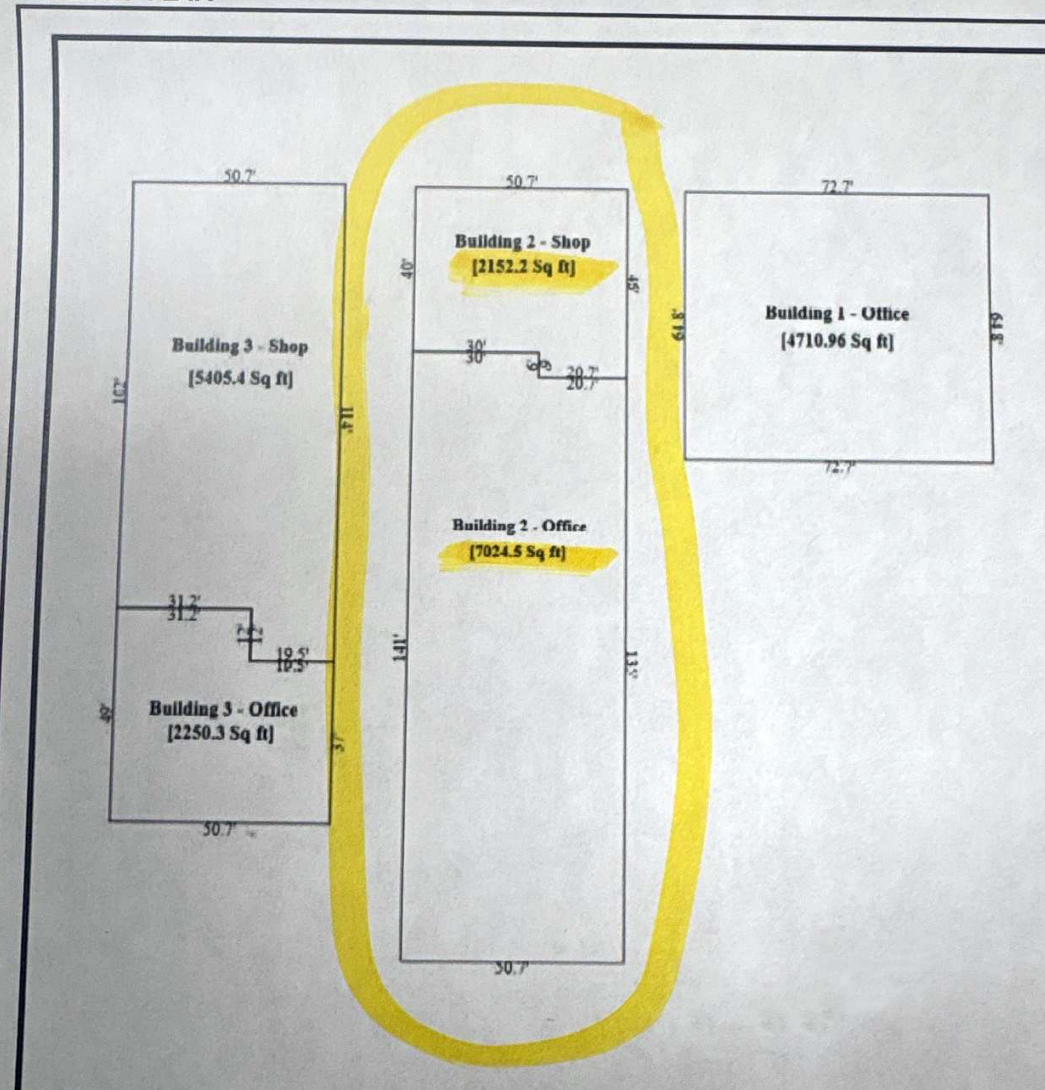
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ADDITIONAL PHOTOS



BUILDING PLAN



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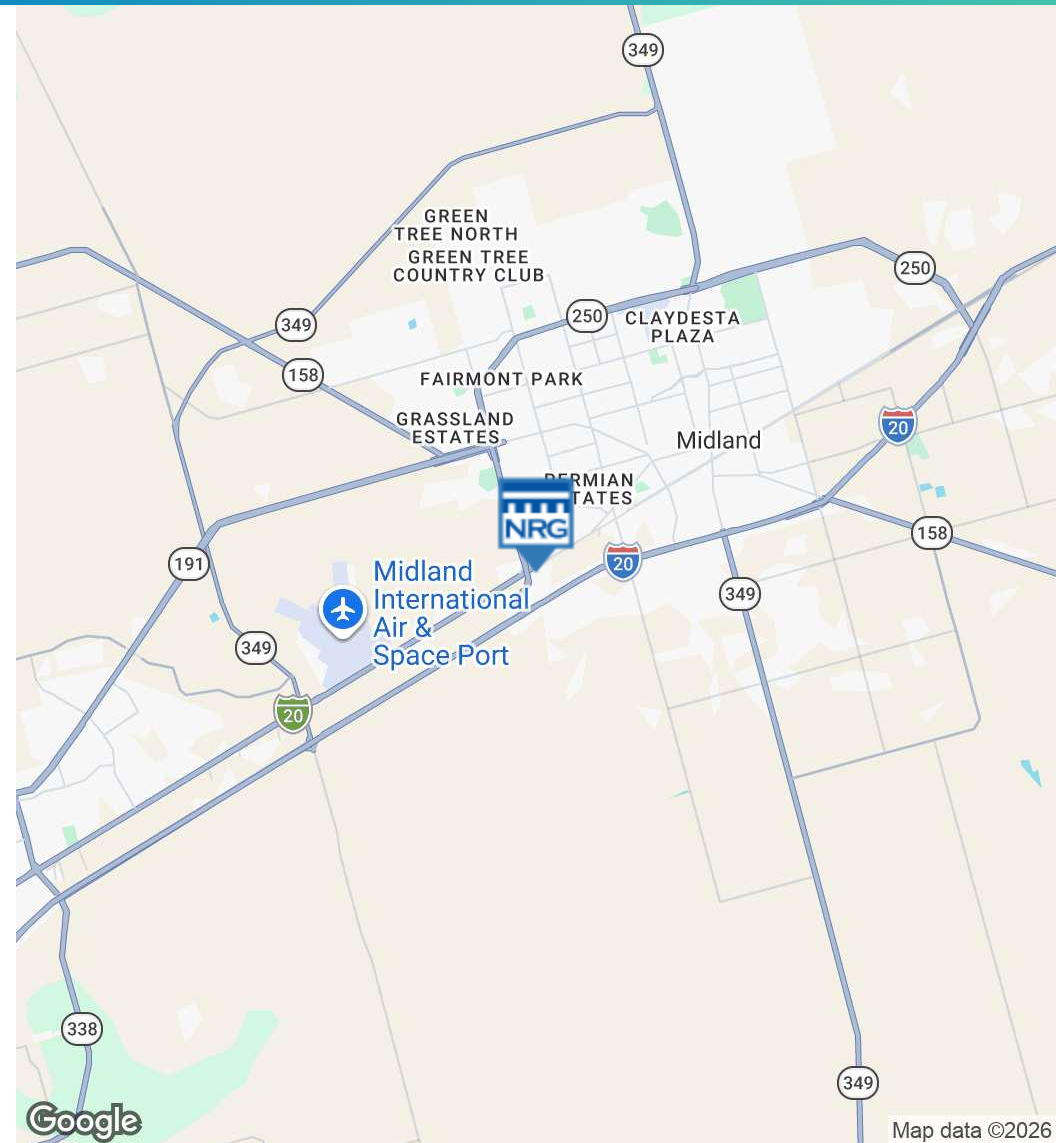
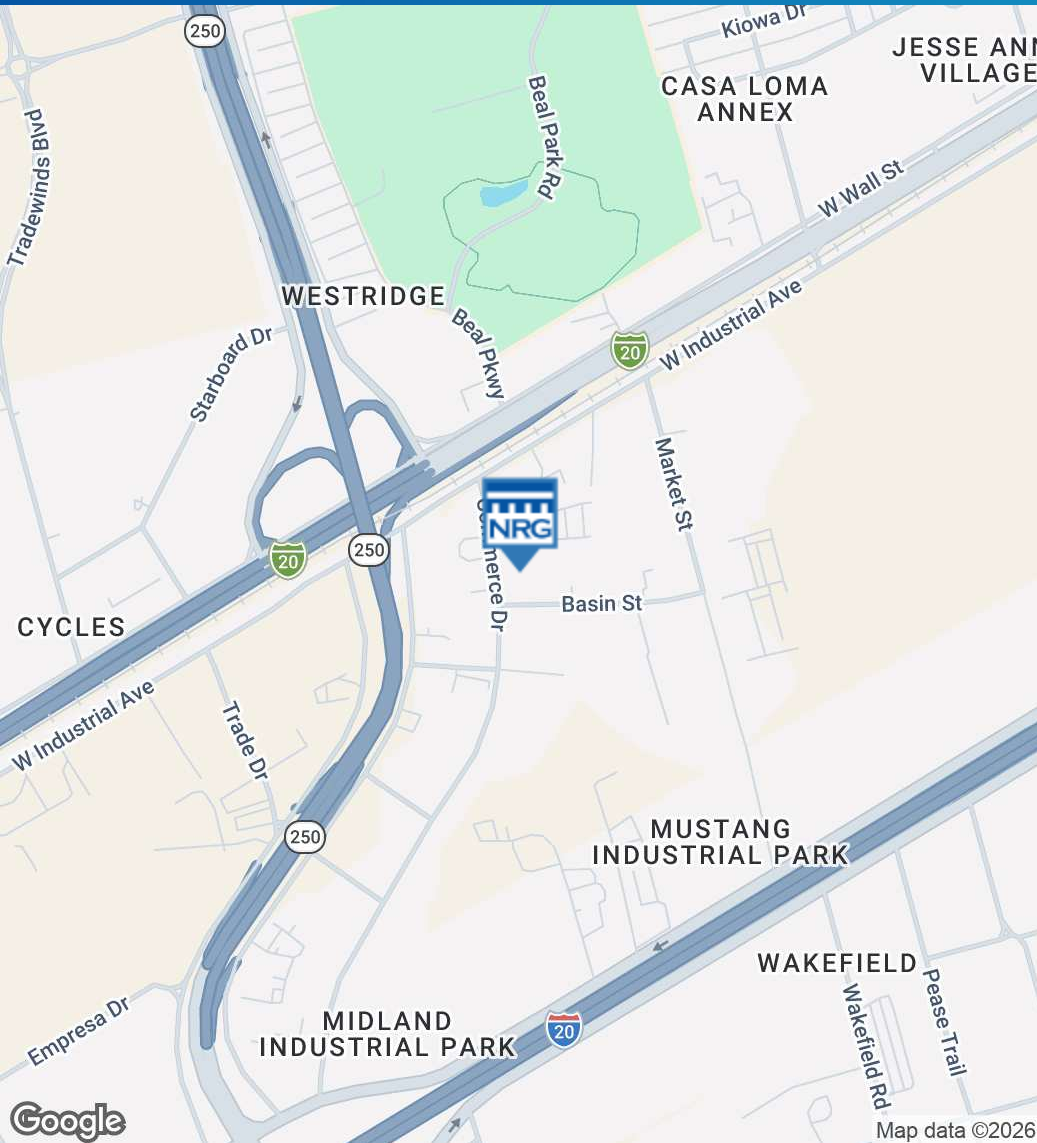
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LOCATION MAP



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>justin@nrgrealtygroup.com</u>	<u>(214)534-7976</u>
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tanner Bridge</u>	<u>0802379</u>	<u>tanner@nrgrealtygroup.com</u>	<u>(432)241-2505</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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CONTACT BROKERS:

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