

INDUSTRIAL FACILITY W/WASH-BAY & HOUSING

7300 S County Road 1270, Midland, TX 79706

INDUSTRIAL FOR LEASE



LAYTON LOWRY

972-989-8611

layton@nrgrealtygroup.com



INDUSTRIAL FACILITY W/WASH-BAY & HOUSING

EXECUTIVE SUMMARY

7300 S COUNTY ROAD 1270, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$14,900 /Mo (NNN)
Building Size:	11,446 SF
Lot Size:	5.9 Acres
Year Built:	2015
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This industrial property offers 11,446 SF on 5.90 Acres with no zoning restrictions in South Midland, TX. The 2,100 SF office includes 8 private offices, a reception area, men's and women's restrooms, a breakroom with a full kitchen, and a laundry room. The 1,870 SF second story is set up for living. In the 5,796 SF warehouse are 3 drive-through bays with (6) 12' x 16' automatic overhead doors. Additionally, it is plumbed for air and offers an 18' eave height. Other improvements include a 1,680 SF wash-bay and a 975 SF secured parts/storage area. The site is fenced and secured and serviced by water well, septic system, and AT&T Fiber internet. Secure this space for your business operations - contact Layton Lowry for details.

LOCATION OVERVIEW

Located at the corner of South County Road 1270 and West County Road 157, this property is approximately 3.3 miles south of I-20 and 6.5 miles from Midland International Air & Space Port.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,446 SF on 5.90 Acres
- 2,100 SF Office | 5,796 SF Shop
- 8 Private Offices, Reception Area, Breakroom w/ Full Kitchen
- Laundry Room
- 1,870 SF 2nd-Story Living Space
- Warehouse Plumbed for Air
- 3 Drive-Thru Bays w/ (6) 12'x16' OHDs
- 1,680 SF Wash-Bay
- 975 SF Secured Parts Area (Include in Total SF)
- Water Well, Septic System, AT&T Fiber Internet



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ADDITIONAL PHOTOS



LAYTON LOWRY

972-989-8611

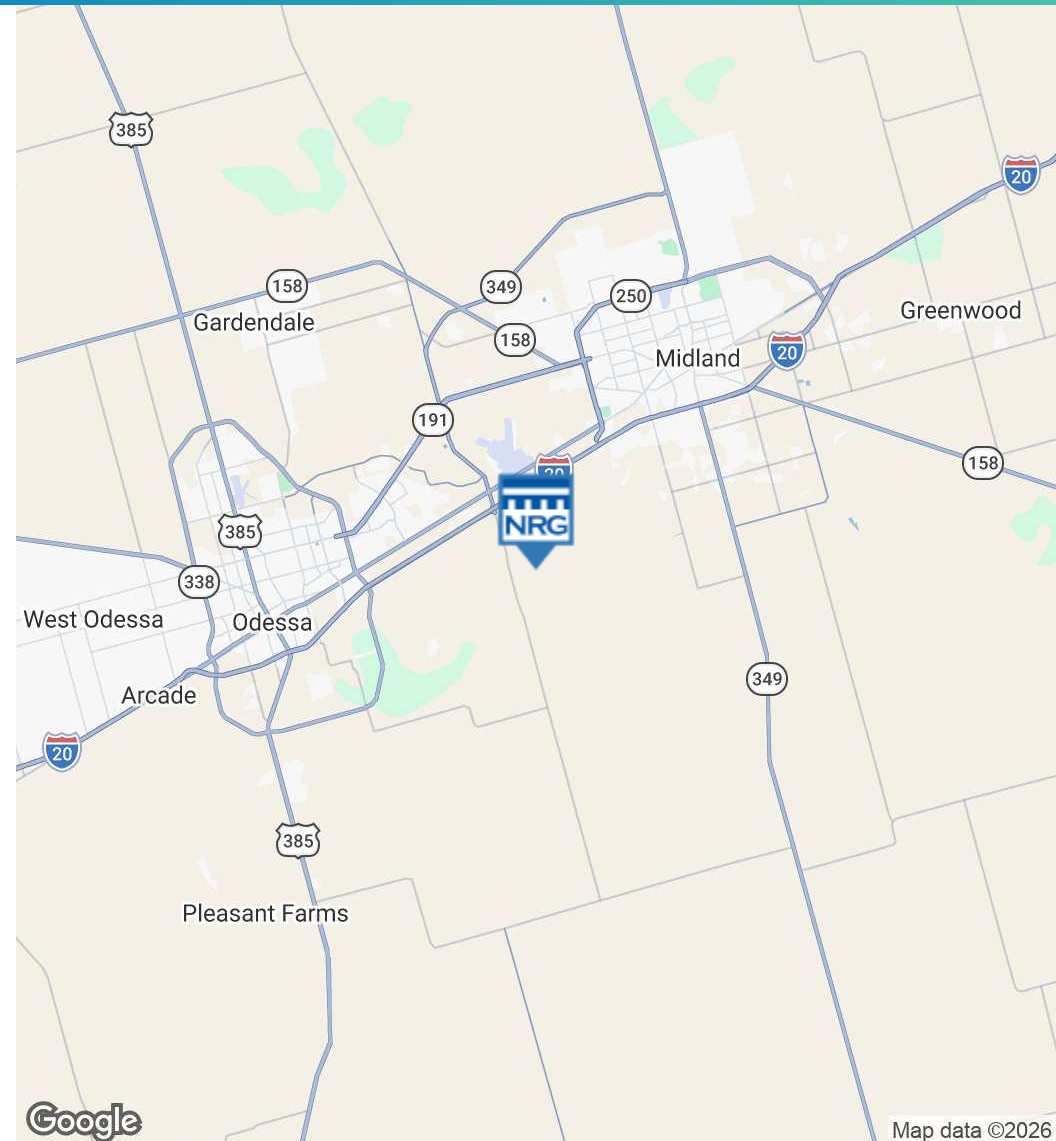
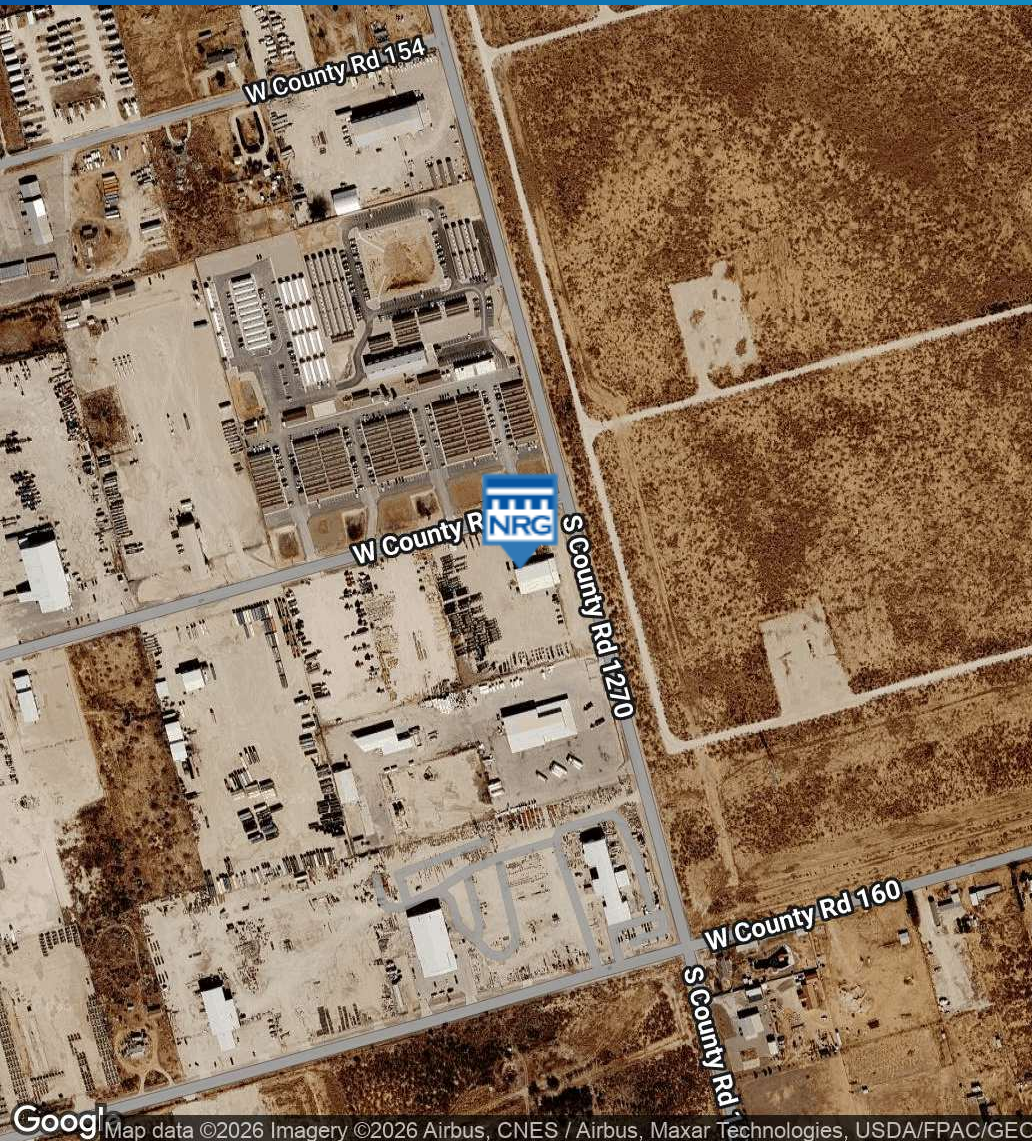
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LOCATION MAP



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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.

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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
John W.B McDaniel	405514	John@nrgrealtygroup.com	214-325-4851
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Layton Lowry	725411	Layton@nrgrealty.com	972-989-8611
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



7300 S COUNTY ROAD 1270, MIDLAND, TX 79706

CONTACT BROKERS:

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