

±43,569 SF on ±12 AC Industrial Property

7100 W Interstate 20 | Midland, TX 79706



Building 1 Size:	±10,118 SF Office Building
Building 2 Size:	±22,586 SF Warehouse w/ ±3,045 SF Office & ±1,800 SF attached Washbay
Building 3 Size:	±5,329 SF Covered Shop
Modular Homes:	(3) 3 Bedroom (±1,152 SF) (2) 2 Bedroom (±1,040 SF) (±5,536 SF Total SF)
Living Quarters Ratio:	±13%
Office Ratio:	±30%
Warehouse / Washbay Ratio:	±57%
Land Size:	±12.00 Acres



All square footages noted per appraisal (except Modular Homes)



Janice Havens

Broker / Owner

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5030 East University Blvd., Ste. C-104 | Odessa, TX 79762 | Office: 432.582.2250 | Fax: 432.335.8534 | www.havensgroup.net

DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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BUILDING #1 AMENITIES

Office Building

- (20) Offices
- Conference Room
- Training Room
- IT Room
- Break Room
- Storage Closets & File Rooms
- (5) 5-Ton Central HVAC units
- Men's Restroom w/ 2 Sinks, Toilet, and Urinal
- Women's Restroom w/ 2 Sinks, and 2 Toilets
- Main Office w/ Private Restroom w/ Shower
- Security Magnetic Lock Doors
- Security Cameras
- Ceramic Tile, Hardwood, and Carpeted Floors
- Granite Countertops
- Brick Stone Veneer and EFIS
- Built-up Tar and Gravel Roof w/ Clay Tile Roof over Front Entry Areas



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BUILDING #2 AMENITIES

Office Area

- Ceramic Tile Floors
- 2 Ton & 3 Ton Central HVAC
- Men's and Women's Restrooms
- Locker Room w/ 3 Toilets, 3 Urinals, 4 Sinks, 4 Showers

Shop Area

- Covered Wash Bay w/ (2) 1,500 Gallon Holding Tanks
- (10) 14' X 16' Over Head Doors
- (2) 5-Ton Bridge Cranes (50' Span)
- (1) 10-Ton Bridge Crane (50' Span)
- 24' Eave Height
- Shop/Warehouse Areas Insulated
- 6", 3,000 psi Painted Concrete Floors
- Ridge Vents in Ceiling
- Strip Fluorescent Lighting
- ±4,170 2nd Floor Storage Deck
- 3000 amp, 3 Phase Electric Outlay



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BUILDING #3 & OTHER SITE IMPROVEMENTS

Building #3—Shop

- ±5,329 SF Covered Shop Enclosed on 3 Sides
- 24' Eave Height
- 6", 3,000 psi Concrete Floors
- Strip Fluorescent Lighting

Other Site Improvements

- Security Cameras throughout the Property
- ±1,090 LF of Rod Iron Fencing w/ Stone Columns every 15' along I-20 Service Road
- Electric Gates w/ Keypad Entry at Main Entrance
- ±1,180 LF of Chain Link Fencing around East and North Boundaries
- (2) Additional 25' Electric Cantilever Entry Gates
- 800 LF of Cedar Picket Fencing
- 12 Acre Caliche & Chip Seal (Asphalt Millings) Yard
- (5) State Approved Septic Systems
- (3) Water Wells w/ 5hp Pumps & CMU Well Houses
- Free Standing CMU Building w/ Men's and Women's Restrooms.



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Information About Brokerage Services

11-2-2015

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.

<u>The Havens Group Inc.</u>	<u>523430</u>	<u></u>	<u>(432) 582-2250</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Janice Havens</u>	<u>441019</u>	<u>janice.havens@havensgroup.net</u>	<u>(432) 582-2250</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Janice Havens</u>	<u>441019</u>	<u>janice.havens@havensgroup.net</u>	<u>(432) 582-2250</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

TAR 2501

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