

SUBLEASE: 7,000 SF ON 3.7 ACRES - HWY 285 FRONTAGE

INDUSTRIAL FOR LEASE

1871 HWY 285

FORT STOCKTON, TX 79735

CONTACT BROKERS:

JOHN W. B. MCDANIEL, SIOR

214.325.4851

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NRG REALTY GROUP
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OFFERING SUMMARY

Lease Rate:	\$8,100.00 per month (NNN)
Building Size:	7,000 SF
Lot Size:	3.7 Acres
Year Built:	2019
Zoning:	None

PROPERTY OVERVIEW

7,000 SF industrial building on Lot 3 of Southern Basin Industrial Park available for Sublease! There is approximately 1,750 SF of office space consisting of a large sales counter, break area, 3 private offices, and 2 restrooms. The shop is approximately 5,250 SF featuring 2 drive-in bays with 12' x 12' overhead doors. There's an internal door leading to the addition in the shop and an additional 8' x 8' exterior garage door. Built crane ready with a 24' eave height. An unfinished mezzanine sits above the office space. The 3.7 Acre yard is fully fenced and secured. Site is serviced by municipal water & septic system. Sublease term through April 2024.

LOCATION OVERVIEW

This building is located on Lot of the Southern Basin Industrial Park. Southern Basin Industrial Park is located NW of downtown Fort Stockton with direct access and visibility from 285. The park is across from the Fort Stockton Pecos County Airport - Perfect location for servicing the Delaware Basin.

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PROPERTY HIGHLIGHTS

- 7,000 SF on 3.7 Acres
- Hwy 285 Frontage!
- 1,750 SF Office
- Sales Counter, Break area, 3 Offices
- 5,250 SF Warehouse
- 12' x 12' Overhead Doors
- Crane Ready, 24' Eave Height
- Fully Fenced & Secured
- Municipal Water, Septic System, ATT Internet
- Additional Land Available for more yard space
- Custom build to suit options available
- Pipe yard/lay down yard options available
- For Sublease Through 4/30/2024



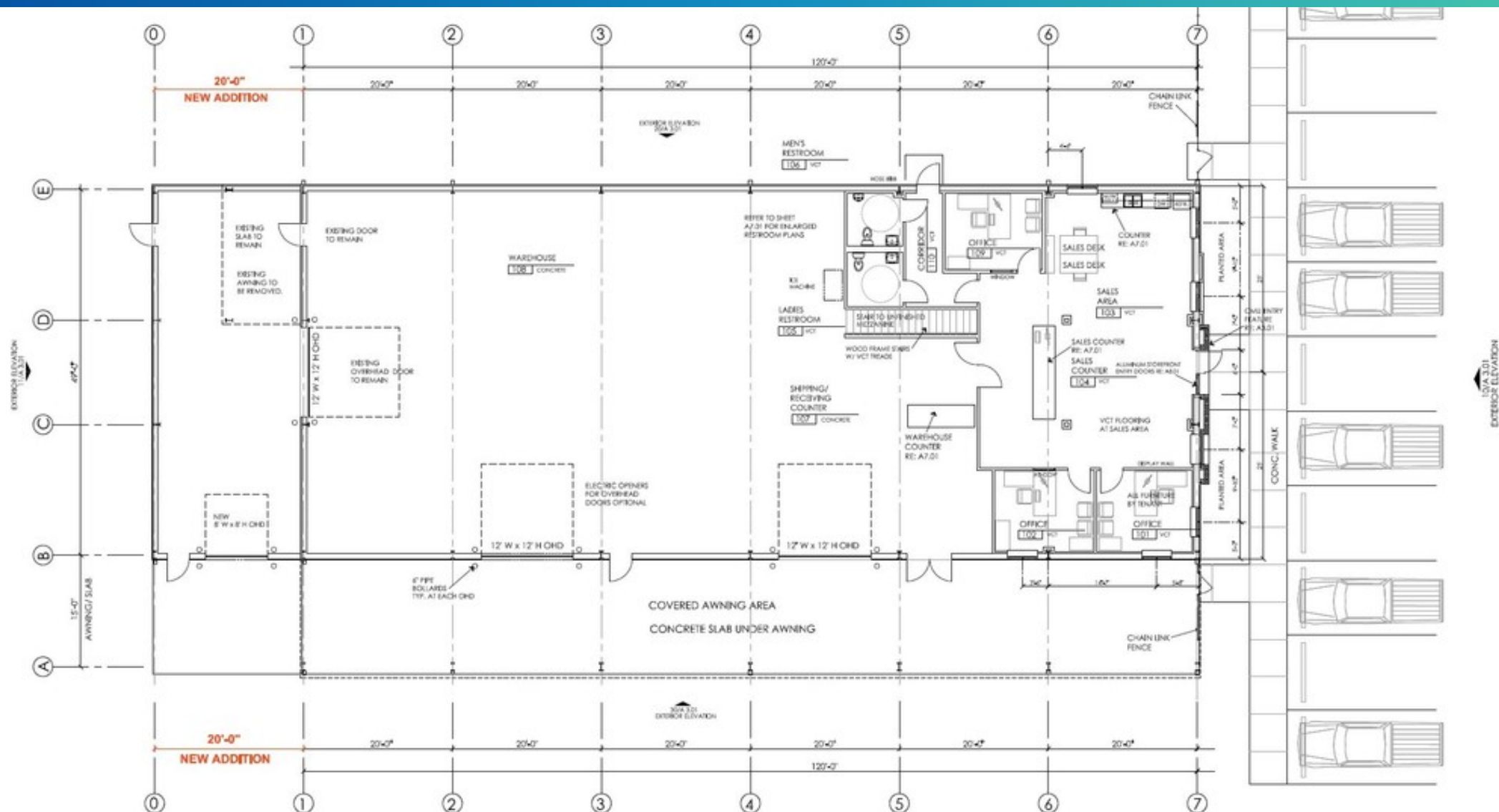
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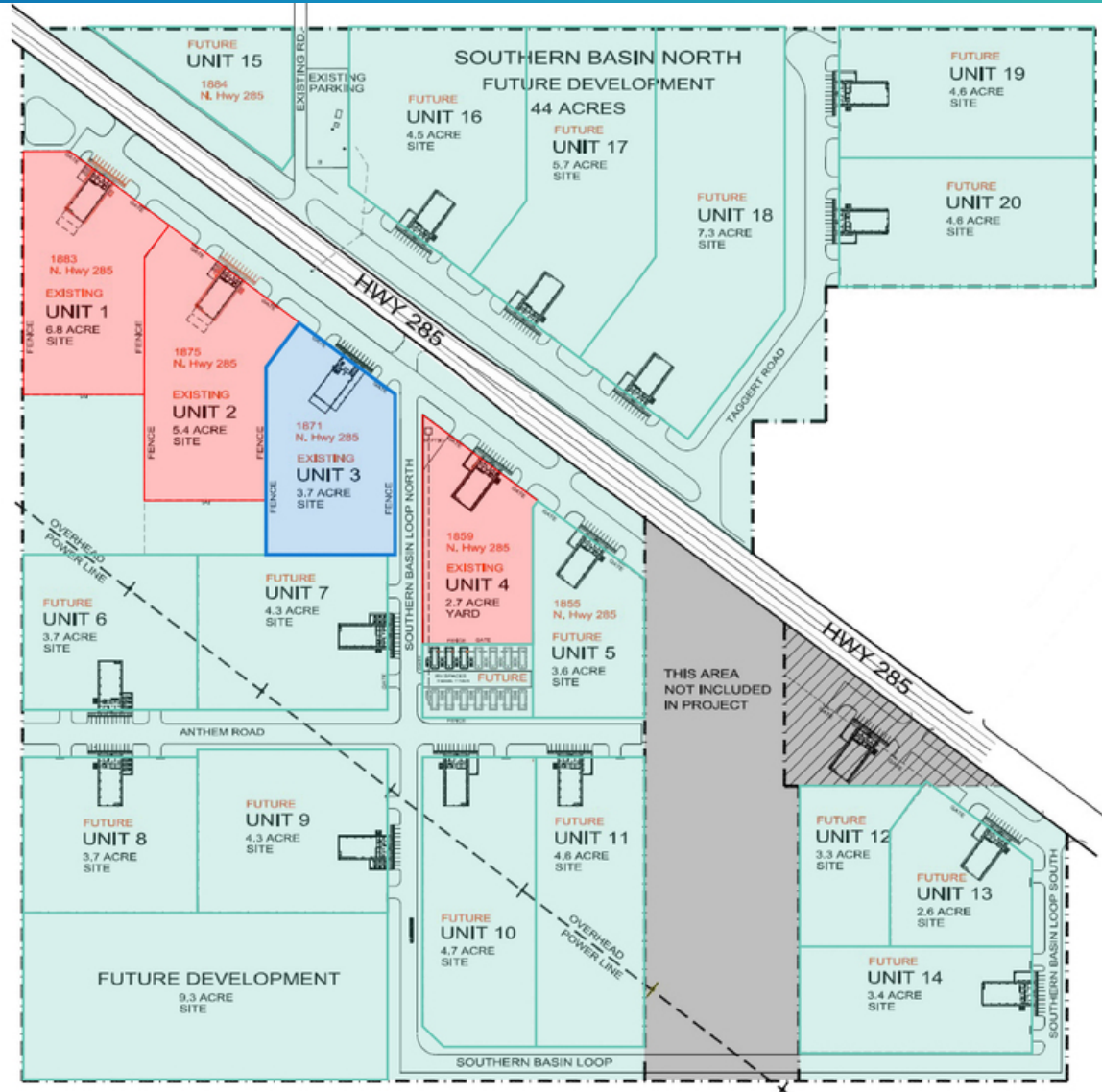
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LOT 1	6.8 AC
LOT 2	5.4 AC
LOT 3	3.7 AC
LOT 4	2.7 AC
LOT 5	3.6 AC
LOT 6	3.7 AC
LOT 7	4.3 AC
LOT 8	3.7 AC
LOT 9	4.3 AC
LOT 10	4.7 AC
LOT 11	4.6 AC
LOT 12	3.3 AC
LOT 13	2.6 AC
LOT 14	3.4 AC
LOT 15	2.7 AC
LOT 16	4.5 AC
LOT 17	5.7 AC
LOT 18	7.3 AC
LOT 19	4.6 AC
LOT 20	4.6 AC
FUTURE DEV.	9.3 AC



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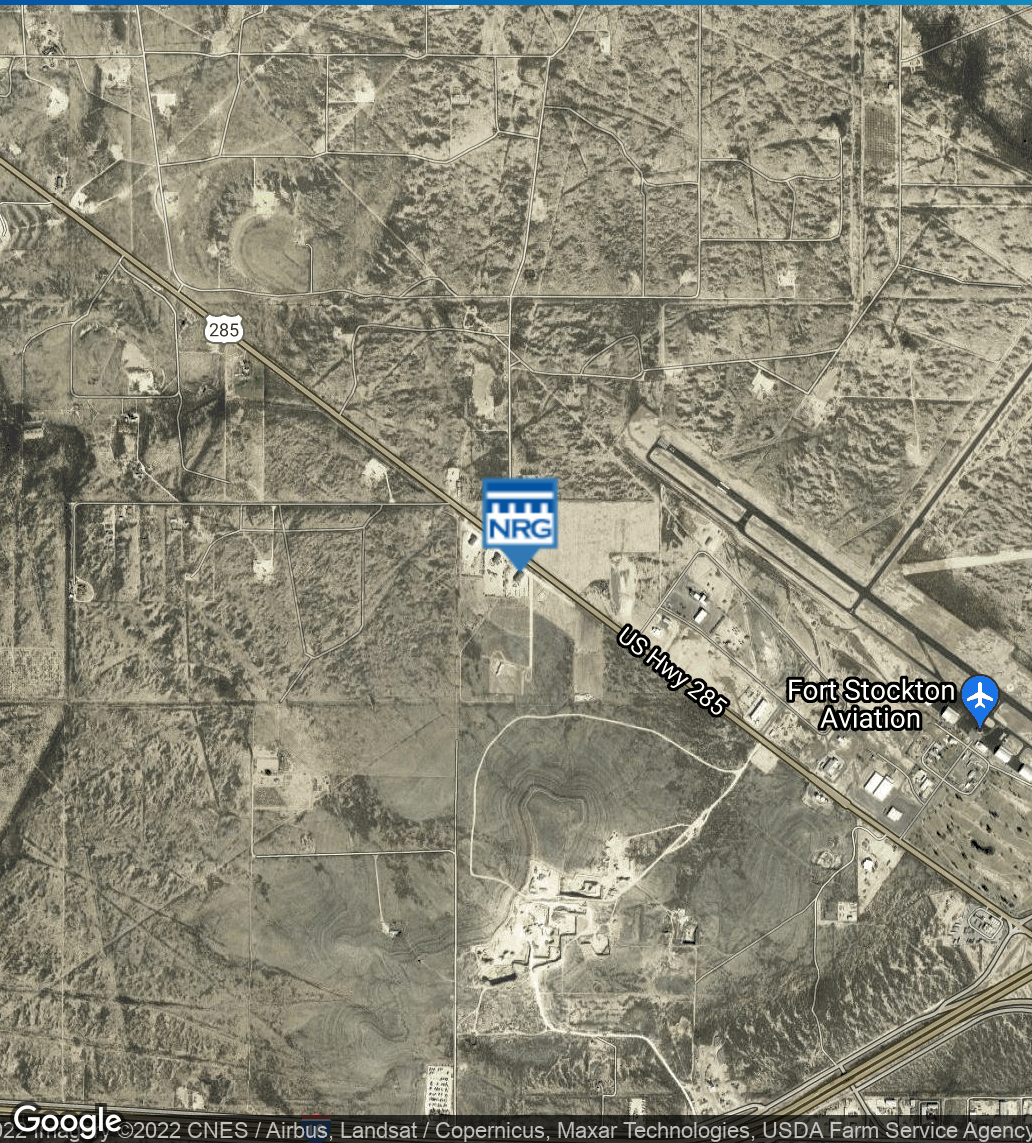
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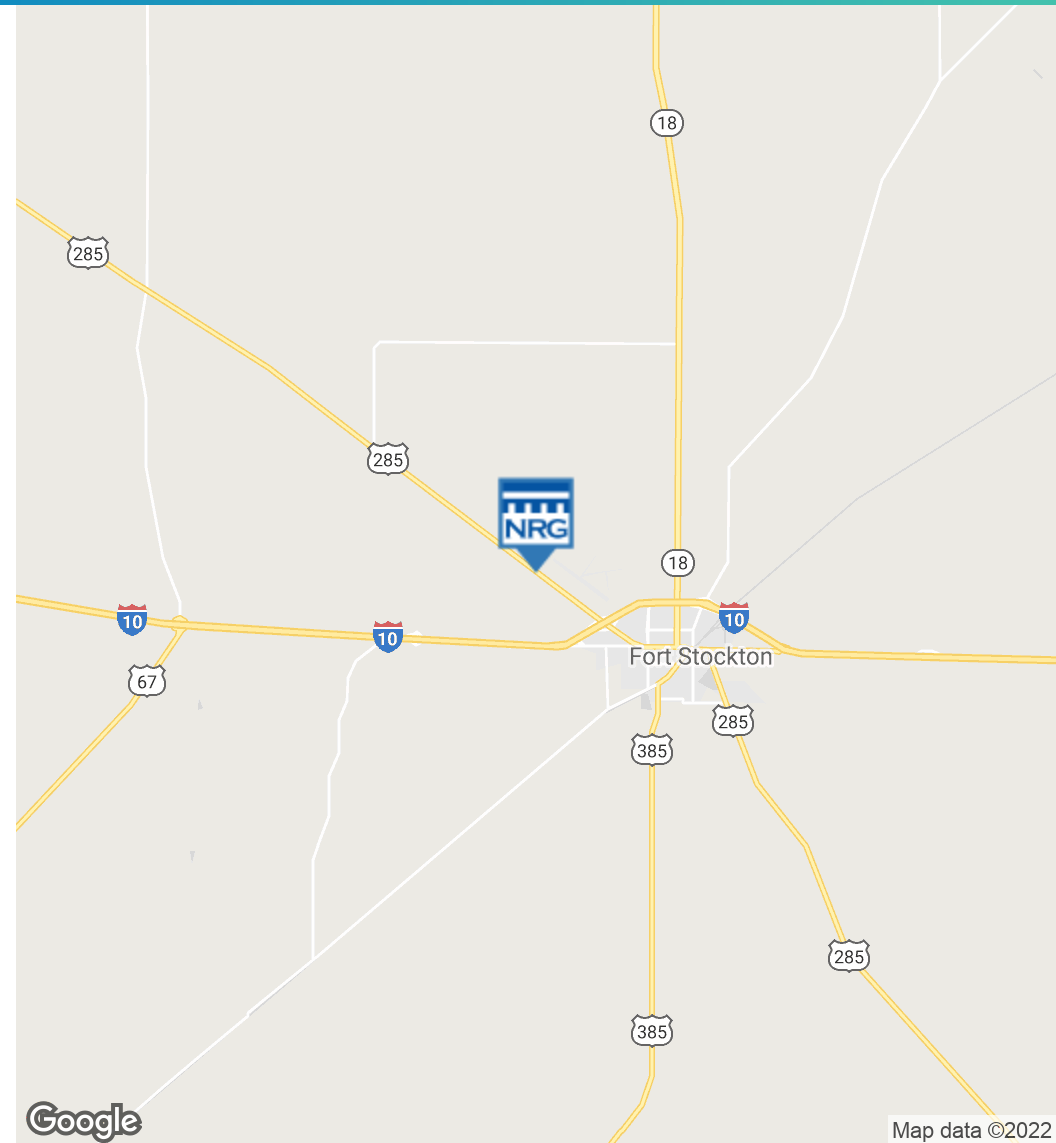


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Map data ©2022

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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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Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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**Lots 12,
13, & 14**

Lot 11 Lot 10

Lot 5

Lot 4

Lot 7

Lot 9

Lot 8

Lot 6

Lot 3

Lot 2

Lot 1

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Lots 15 - 20

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