

FOR SALE

ABSOLUTE NNN LEASE NEARLY 6 YEARS REMAINING

4514 E. County Road 133, Midland, TX 79706



310.839.3333



Building : +/-6,500 SF
Lot Size : 8.615 Acres
Sale Price : \$2,550,000
Cap Rate : 10.4%
w/4% Annual Increases
(see Rent Schedule)

PROPERTY HIGHLIGHTS

- Absolute NNN Lease With no Landlord Responsibilities Whatsoever
- Nearly Years Remaining on Lease Term
- +/-6,500 SF Freestanding Building on +/-8.615 acres
- Established Oil Field + Trucking Company With a Personal Guarantee From the Business Principal + Tenant's \$126,000 Security Deposit

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



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RENT SCHEDULE

RENT INCREASE	MONTHLY RENT	ANNUAL RENT
OCTOBER 1, 2023	\$21,840	\$262,080
OCTOBER 1, 2024	\$21,714	\$272,568
OCTOBER 1, 2025	\$23,622	\$283,464
OCTOBER 1, 2026	\$24,567	\$294,804
OCTOBER 1, 2027	\$25,550	\$306,600
OCTOBER 1, 2028	\$26,572	\$318,864

ADDITIONAL TERMS

- Absolute NNN Lease With NO Landlord Responsibilities Whatsoever
- Lease Terminates in September 2029



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GM Oilfield & Trucking Services LLC

CURRENT TENANT



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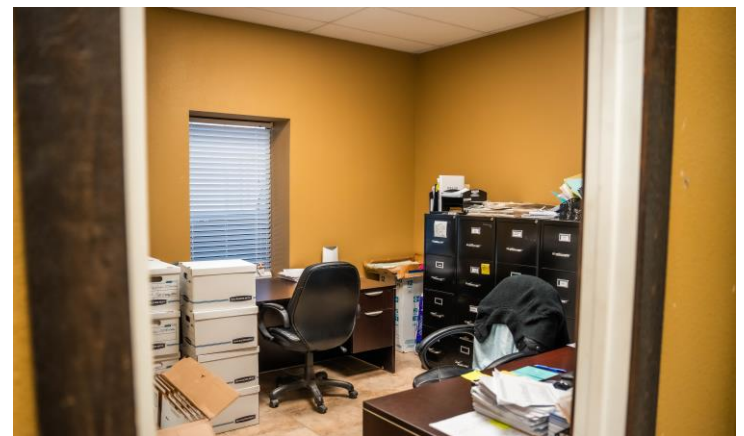
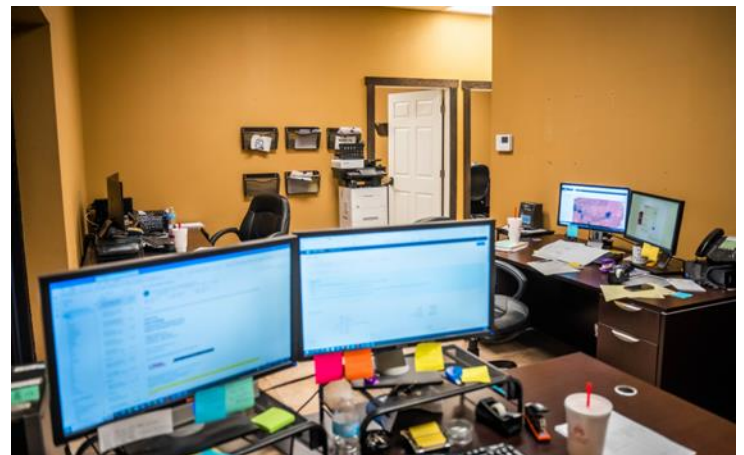
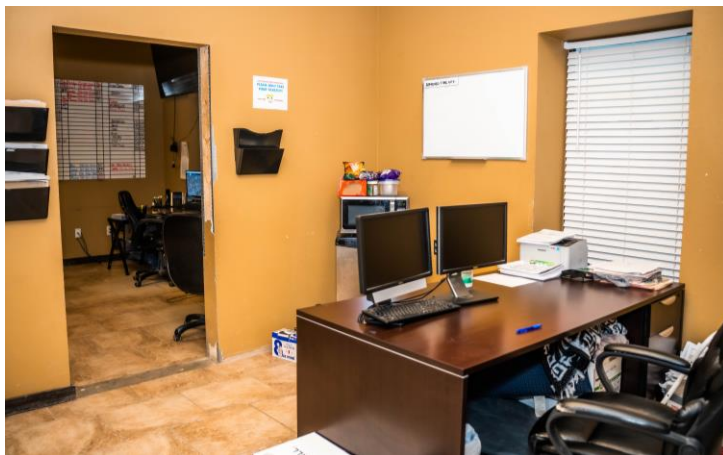
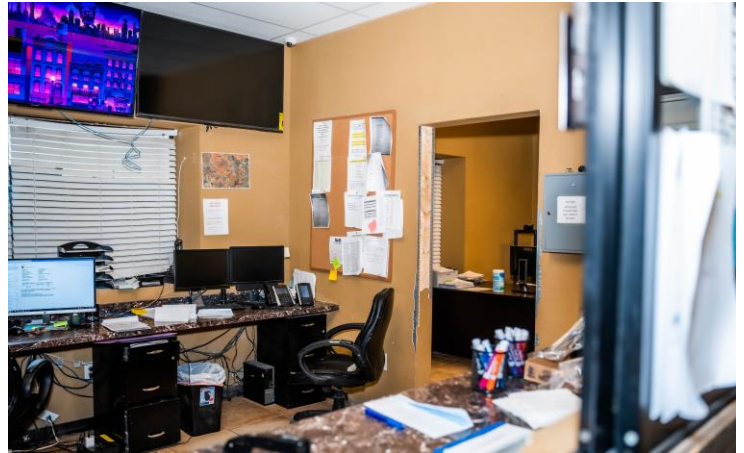
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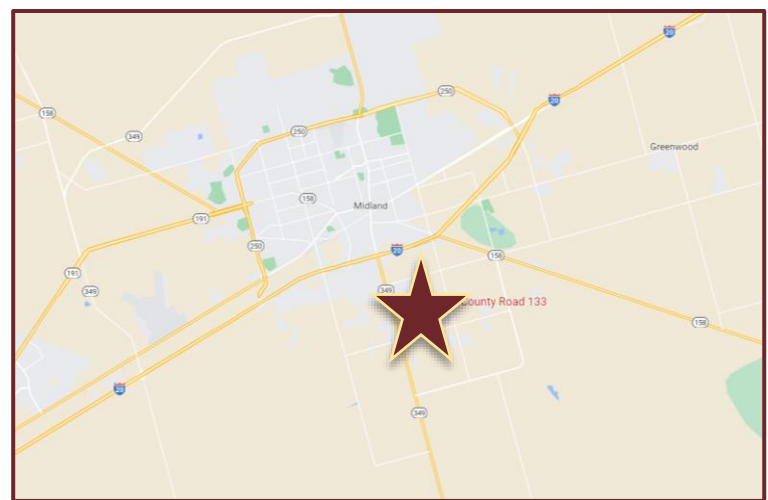
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LAND SURVEY MAP



LOCATION HIGHLIGHTS

- Situated in an Industrial Zone, Amid Active Oil + Gas Fields and Related Operators
- Surrounded by Thriving Neighboring Businesses
- Convenient Access to Nearby Major Thoroughfares + Interstate 20 Freeway
- Close to Central Midland, a Strong Population Base + Potential Labor Source



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