

5,760 SF WAREHOUSE, SHOP & OFFICE ON +/- 10 ACRES

# FOR LEASE

482 COUNTY ROAD 132, PECOS, TX 79772



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IRON WOLF INDUSTRIAL IS A GROUP  
OF RES AND RANCH LLC



**CONTACT**  
**BROKER**



# PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW / HIGHLIGHTS

## PROPERTY OVERVIEW

Lease \$/PSF/YR	\$18.00 /SF/YR
Monthly Rate	\$8,640.00 (NNN)
Year Built	2023
Zoning	City Limits

Purchase Option Available: Details Upon Inquiry



## PROPERTY HIGHLIGHTS

- ±5,760 SF Under Roof
- ±10 Acres
- 860 SF Office | 2,400 SF Shop
- (4) 12'x14' OHDs | (1) Drive-Through Bay
- ±2,500 SF Covered Canopy
- 16' Eave Height
- Outside City Limits, No Zoning Restrictions
- Convenient Access to Major Thoroughfares

# PROPERTY DESCRIPTION



**Located just outside of Pecos, TX, this property includes office, shop, and covered workspace on totaling ±5,760 SF on ±10 Acres. The 2,400 SF shop (60'x40') features (4) 12'x14' manual overhead doors forming 1 drive-through bay and 2 drive-in bays. Powered by 220- and 110-volt outlets to support heavy equipment. The 860 SF office space includes three offices (one overlooking the shop floor), two full bathrooms, and an additional shop bathroom. Running off the back of the shop, there is a ±2,500 SF covered canopy with 110-volt outlets. Other features include a pressure tank and two water hoses. The yard is secured with an 8' game fence with an iron swing gate entrance. The property is serviced by well water and a septic system, Single-Phase power.**





## LOCATION OVERVIEW

This property is located just outside Pecos, TX, on County Rd 132. Ideally located in the heart of the Permian Basin, near major highways I-20 and U.S. 285. This prime spot offers easy access to Midland, Odessa, and the surrounding oilfields, making it perfect for energy sector operations. Pecos combines historic charm, as the home of the world's first rodeo, with its role as a strategic hub for industrial development and energy exploration.

## DIRECTIONS

**Driving Directions:** Approximately 16 miles (21 minutes) from Pecos, TX. This property is located South of I-20. Take Farm to Market 869 for 6.9 miles and turn right onto County Road 132.





# PROPERTY PICTURES



PROPERTY PICTURES





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## ABOUT OUR BROKERAGE

### A Group of Res and Ranch, LLC

At Iron Wolf Industrial (IWI), we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing throughout the state and across the country.

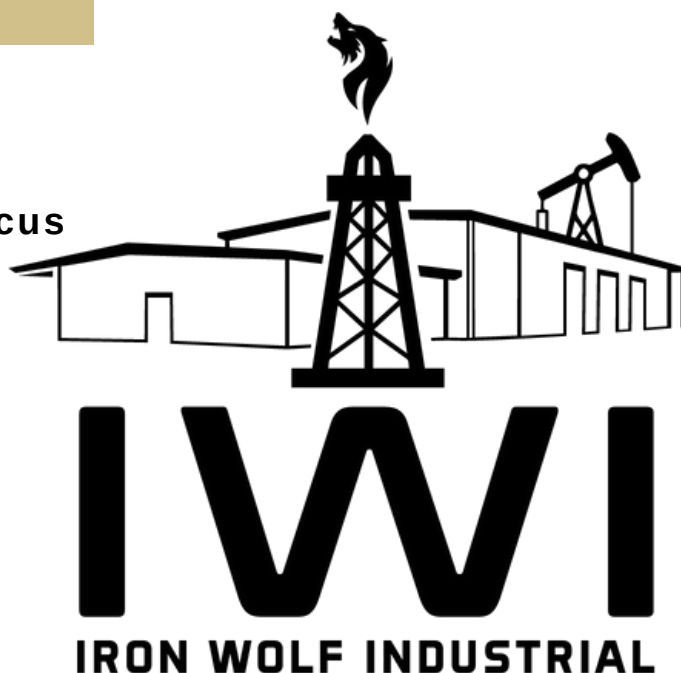
We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength of Res and Ranch, LLC, our licensed brokerage.

### What We Do

- **Industrial Expertise** – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- **Investment Sales** – Connecting clients to high-performing assets, including NNN properties nationwide.
- **Leasing Services** – Representing landlords and tenants with market knowledge and negotiation strength.
- **Financing Guidance** – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- **Market Intelligence** – Providing valuations, data-driven analysis, and insight for smarter decisions.

## WHY CHOOSE IRON WOLF?

- ✓ Brokerage + Lending together
- ✓ Industrial expertise, national reach
- ✓ Dedicated divisions, specialized focus
- ✓ Trusted lender & vendor network
- ✓ Seamless support, start to finish
- ✓ 1031 Exchange expertise
- ✓ NNN property specialists
- ✓ Market analysis & valuations
- ✓ Strong investor relationships
- ✓ Texas roots, national reach



# INFORMATION ABOUT BROKERAGE SERVICES



## 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-1

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FYW Properties,



# IWI

## IRON WOLF INDUSTRIAL

A Group of Res and Ranch, LLC

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