

2 Bay Shop + Wash-Bay on ±8.5 Acres

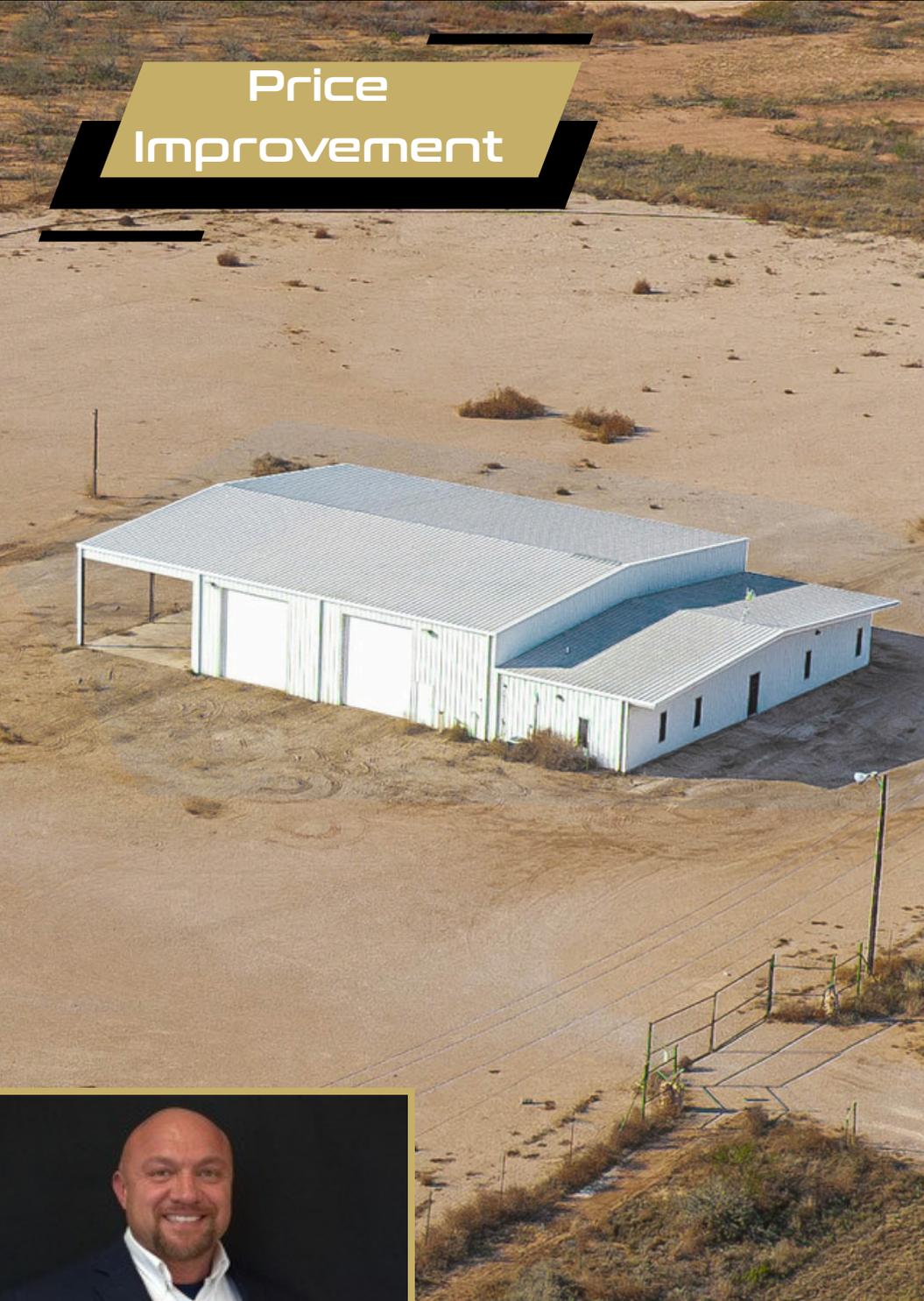
# FOR LEASE

2619 FM 3033, Stanton, TX 79782

Price  
Improvement



IWI  
REALTY



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IWI REALTY IS A GROUP OF  
RES AND RANCH, LLC



CONTACT  
BROKER



# PROPERTY OVERVIEW / HIGHLIGHTS



## PROPERTY OVERVIEW

<b>Price/ SF</b>	<b>\$10.71 / SF/YR</b>
<b>Lease Price</b>	<b>\$8,000 / Mo (NNN)</b>
<b>Year Built</b>	<b>1993</b>
<b>Zoning</b>	<b>County- No Known Restrictions</b>



## PROPERTY HIGHLIGHTS

- 8,960 SF on +/- 8.5 Acres
- 2,080 SF Office
- 5 Offices, Reception, Break Area
- 4,960 SF Shop
- 2 Drive-through Bays
- (4) 16' Grade-level Overhead Doors
- 16' Eave Height
- 1,920 SF Canopy Wash Bay
- No on-site well; tenant access to metered water through adjacent property
- Single-phase/240V
- Serviced by Septic System
- (2) 200-amp Mobile Home Hook-ups With Water & Sewer
- 10 RV Sites With 50-amp Service, Water, and Sewer
- Secured Yard Is Fenced and Gated

# PROPERTY DESCRIPTION



This property consists of an 8,960 SF industrial building situated on ±8.5 acres. The office component totals 2,080 SF and includes a reception area, five private offices, a break area, and two restrooms. The fully insulated 4,960 SF shop features two drive-through bays with four 16' overhead doors and is plumbed for air. A 1,920 SF covered wash bay is located at the rear of the building.

The yard is fully fenced and secured and includes ten RV sites, each equipped with 50-amp electrical service, water, and sewer connections. The property does not have an on-site water well. Water is supplied through a metered agreement with a neighboring property, allowing the tenant to pull usage as needed at a cost of approximately \$0.80 per barrel (roughly \$0.02 per gallon). The property is serviced by single-phase power and a septic system.



## LOCATION OVERVIEW

This property is located in Stanton, TX between Big Spring & Midland/Odessa in the heart of the Permian Basin. Traveling East on I-20, take Exit 158 and stay on North frontage road for 7.3 miles, turn North (left) on FM 3033 for 4.5 miles. The property is on the West (left) side of FM 3033. Traveling West on I-20, take Exit 165 and stay on North frontage road for 4.2 miles, turn North (right) on FM 3033 for 4.5 miles. The property is on the West (left) side of FM 3033.



# PROPERTY PICTURES



PROPERTY PICTURES



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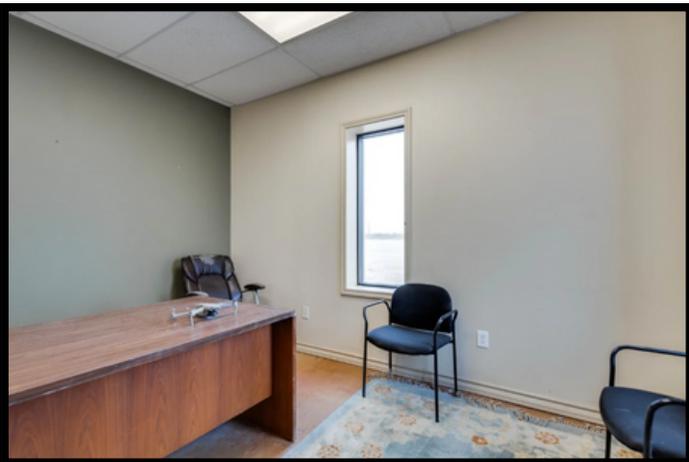
PROPERTY PICTURES



# PROPERTY PICTURES



PROPERTY PICTURES



## ABOUT OUR BROKERAGE

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.

### 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**



**IWI  
REALTY**

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# INFORMATION ABOUT BROKERAGE SERVICES



2-10-2025



## 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. **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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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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BYW Properties,



# IWI REALTY

**A group of Res and Ranch, LLC**

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