

11,250 SF Warehouse With Employee Housing

FOR LEASE

5819 W County RD 123A, Midland, TX 79706



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BROKER



IRON WOLF INDUSTRIAL IS A GROUP
OF THE REAL ESTATE RANCH LLC

PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW

Lease Rate	\$20.00 /SF/YR
Monthly Rate	\$18,750.00/ Mo (NNN)
Year Built	2020
Zoning	County- No Known Restrictions

Purchase Option Available: Details Upon Inquiry



PROPERTY HIGHLIGHTS

- 5,000 SF Shop | 1 Supervisor's Office
- 3-Phase/480V Power, Water Well, Septic
- Shop Shower and Washer/Dryer Hook-ups
- 4 Drive-in Bays with 16' x 20' Overhead Doors
- 5 Bedrooms w/ Full bathroom and Closet Space
- 11,250 SF Building on 4.172 Acres + 1,2500 SF Covered Parking
- 2nd Story Living Quarters | 2,500 SF
- 1,250 SF Covered Wash Bay
- Large Conference/Training Area
- 2,500 SF Office | 5 Private Offices

PROPERTY DESCRIPTION



Excellent industrial asset located in a bustling industrial park just South of I-20 and S Loop 250 W. This property features an 11,250 SF building on 4.172 Acres with an additional 1,250 SF of covered parking. The office space is 2,500 SF containing 4 offices, a lab/5th office, a large conference room/training area, copy/print center, and a large breakroom. The 5,000 SF warehouse features 4 drive-in bays with 16' x 20' overhead doors. The shop also has a supervisor's office and a restroom with washer & dryer hookups. The 2,500 SF second story is set up for apartments with a central kitchen, living room, and 5 bedrooms; each with its own full bathroom and closet space. A 1,250 SF covered wash-bay sits on the back of the shop. 4.172 Acre site is fully stabilized with 6" caliche and fenced with 3-strand security fencing. Located in the county and serviced by 3-Phase/480V power, water well, and septic. ATT Fiber is available in the industrial park. Contact Larry Nielsen for more information.



LOCATION OVERVIEW

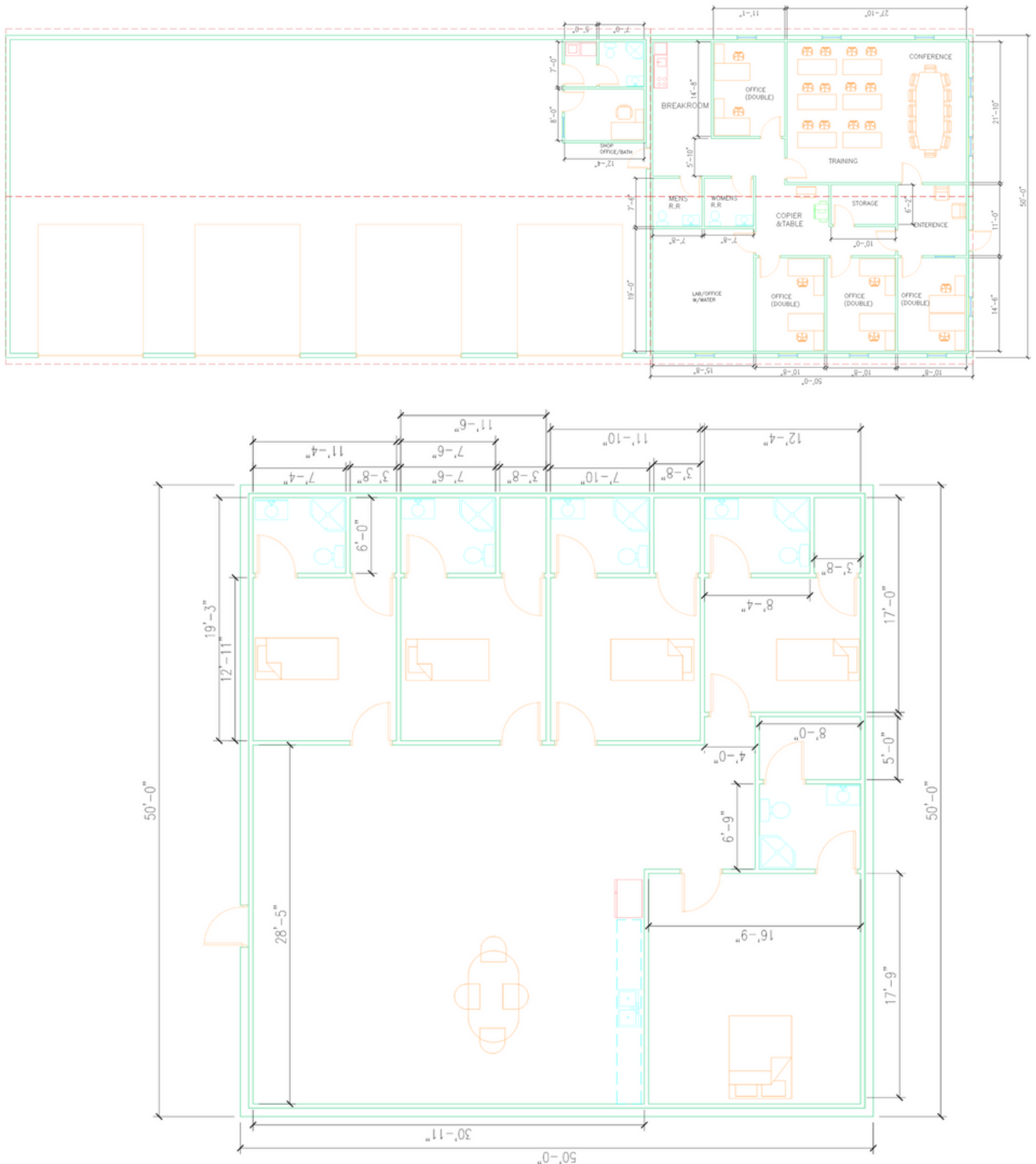
This property is located approximately 1.71 miles south of the I-20 and South Loop 250 W intersection, offering excellent access to two major thoroughfares serving the Permian Basin. Its strategic location provides convenient connectivity to Midland, Odessa, and surrounding energy markets, making it ideal for oilfield services, distribution, and industrial operations.



FLOOR PLAN



FLOOR PLAN



PROPERTY PICTURES



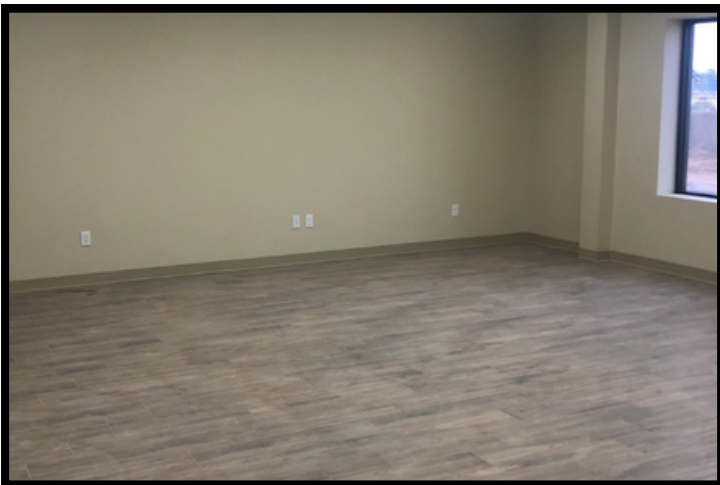
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Broker /Broker Firm Name or
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Associate

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Larry Nielsen

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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

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