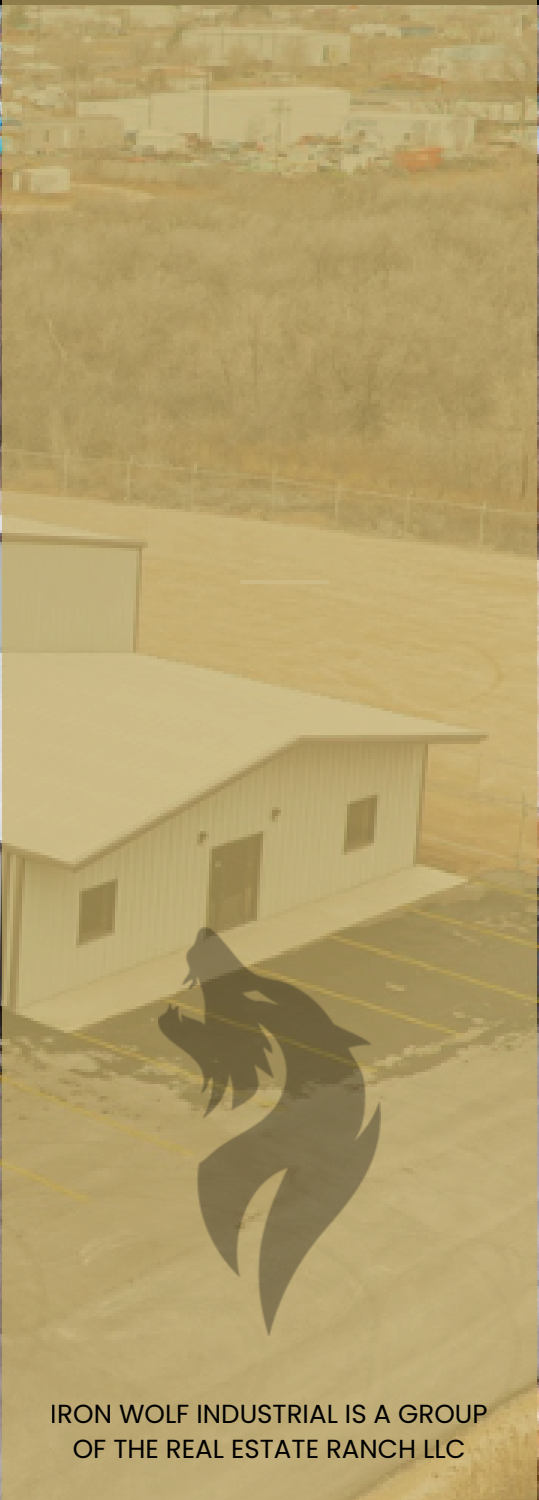
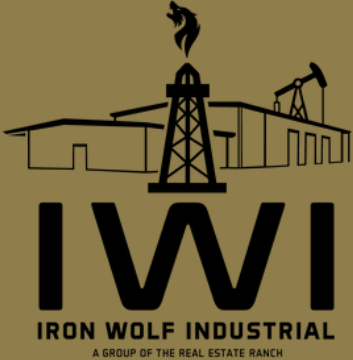


IMMACULATE 9,000 SF 5-TON CRANE READY SHOP AVAILABLE

FOR LEASE

3017 W COUNTY RD 115

Price
Improvement



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



CONTACT
BROKER



PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW / HIGHLIGHTS

PROPERTY OVERVIEW

Lease Rate	\$13,500/ Mo + NNN
Lease \$/PSF	\$18.00
Building Size	9,000 SF
Zoning	County- No Known Restrictions

Purchase Option Available: Details Upon Inquiry



PROPERTY HIGHLIGHTS

- 9,000 SF Office/Shop | 2.55 Acres
- 1,500 SF Office | (3) Private
- 7,500 Shop | Fully-insulated
- 5-ton Crane Ready
- 3-Phase, 480V power
- Septic and water well
- Security System provided
- (4) Drive-through bays
- (9) 14'x16' OH Doors
- (2) Drive-in Bays

PROPERTY DESCRIPTION



Immaculate 9,000 SF, 5-ton crane-ready shop on 2.55 acres near Interstate 20. The fully insulated shop, which is 7,500 SF, is powered by heavy 3-phase, 480V power, with (4) drive-through bays (14'x16' OH doors) and (2) drive-in bays. One drive-in door is 14'x16' and the other is 10'x12'. The shop is 5-ton crane-ready and contains a shop restroom with a shower. The 1,500 SF contains (3) private offices, (2) restrooms, a large conference room with conference tables and chairs, and a break area. The property also includes a 30'x30' concrete pad behind the shop and asphalt parking for staff. It is fully fenced and secured with a private security system.



LOCATION OVERVIEW

This property is located in Midland, TX, home of the Permian Basin. The Permian Basin, spanning western Texas and southeastern New Mexico, is one of the world's most prolific oil and gas-producing regions. Its rich natural resources have spurred significant industrial development, particularly in logistics, warehousing, and support services for the energy sector. The region's demand for industrial real estate is driven by the need for storage facilities, equipment yards, and manufacturing spaces to support exploration, production, and transportation activities. Key hubs such as Midland and Odessa have become epicenters for industrial real estate growth, offering strategic access to infrastructure like highways, railways, and pipelines. As energy production expands, the Permian Basin remains a hotspot for industrial investment and development.

DIRECTIONS

Driving Directions: From the intersection of Interstate 20 and S. Midkiff Road, travel .65 to W. County Road 116 and turn east. Travel .31 miles to S. County Road 1207 and turn north. Travel .14 miles to W. County Road 115 and turn west. Travel .10 miles to property.



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



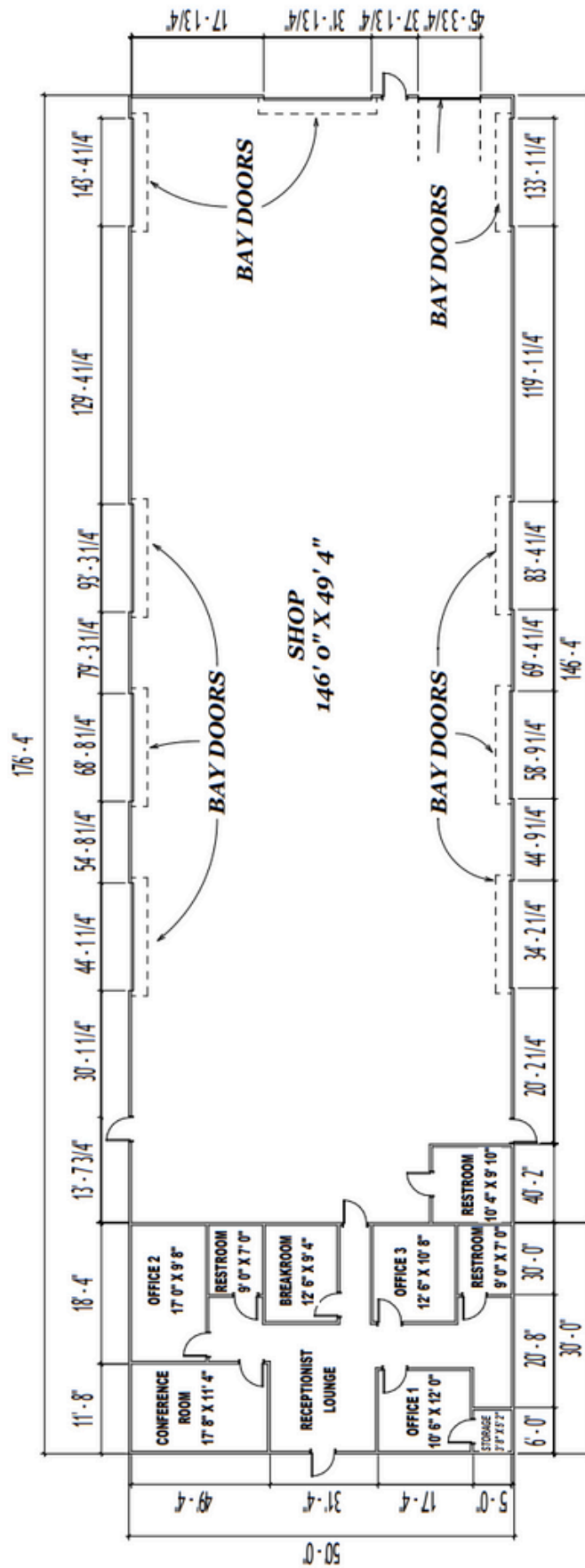
PROPERTY PICTURES



FLOOR PLAN



FLOOR PLAN



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.

The Real Estate Ranch LLC	9007202	realestateranch@aol.com	432-688-8200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Thomas Johnston	0542176	realestateranch@aol.com	432-934-3333
Licensed Supervisor of Sales Agent/ Associate	License No.		
Larry Nielsen	680101	Larry@iwirealty.com	432-688-8200
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

IABS 1-0



IWI

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BROKERAGE

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