

# 5,760 SF WAREHOUSE, SHOP, & OFFICE ON 5 ACRES

INDUSTRIAL FOR LEASE

## 482 COUNTY ROAD 132

PECOS, TX 79772

### CONTACT BROKERS:

**LARRY NIELSEN**

432.260.0088  
larry@nrgrealtygroup.com

**AMY BARNETT**

432.352.6714  
amy.barnett@nrgrealtygroup.com



**NRG REALTY GROUP**

NRGREALTYGROUP.COM



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## OFFERING SUMMARY

Lease Rate:	\$8,160.00 /Mo (NNN)
Building Size:	5,760 SF
Lot Size:	5 Acres
Year Built:	2023
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Located just outside of Pecos, TX, this property includes office, shop, and covered workspace on totaling 5,760 SF on 5 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.

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## PROPERTY HIGHLIGHTS

- ±5,760 SF Under Roof
- ±5 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



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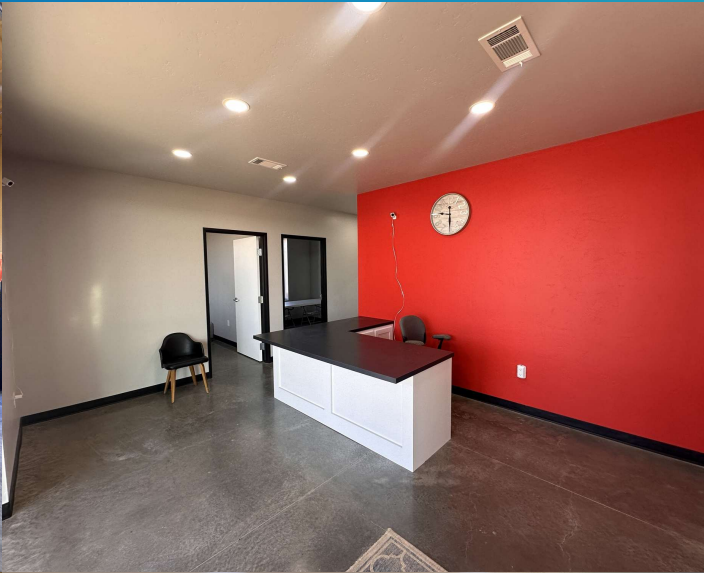
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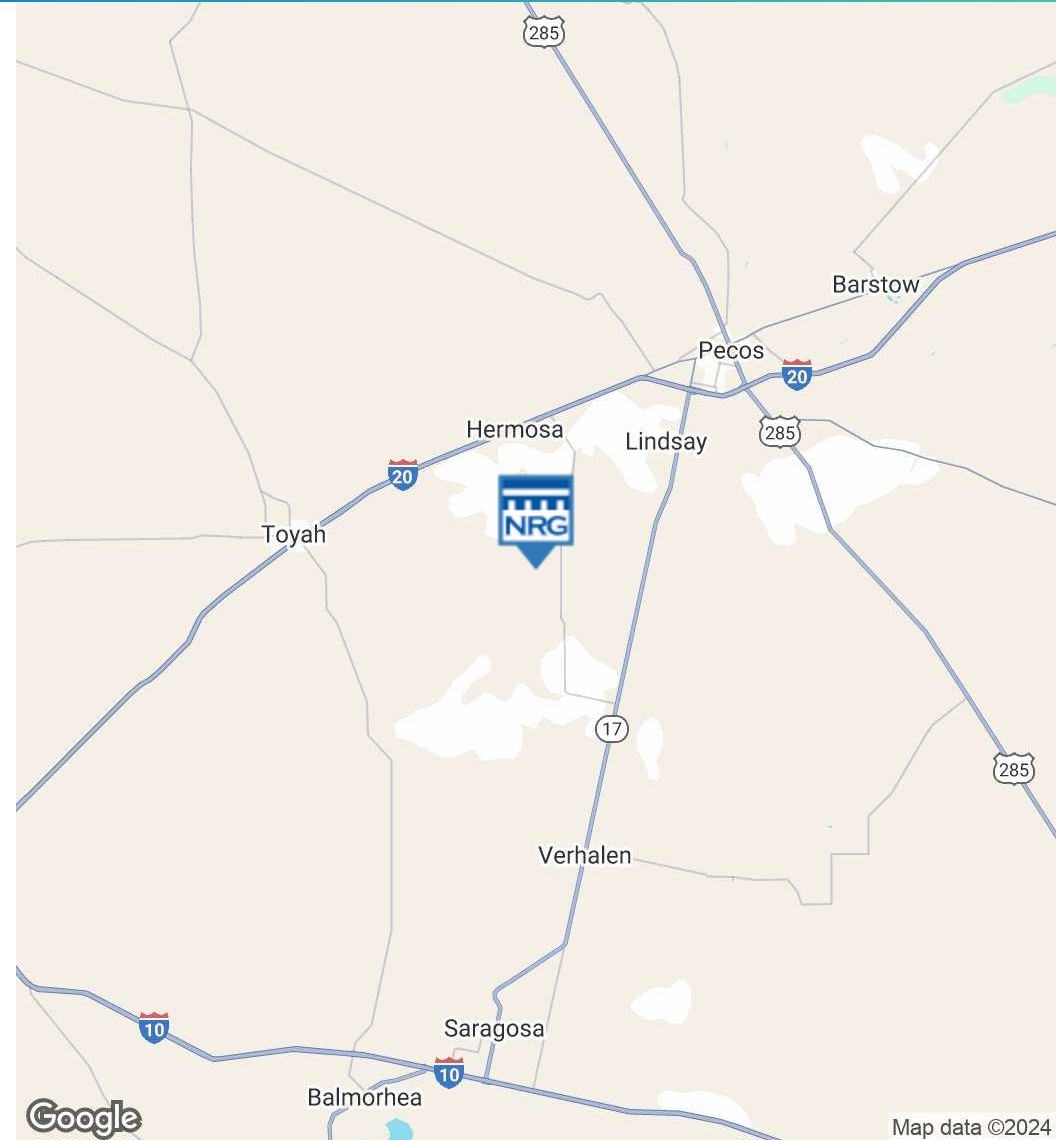
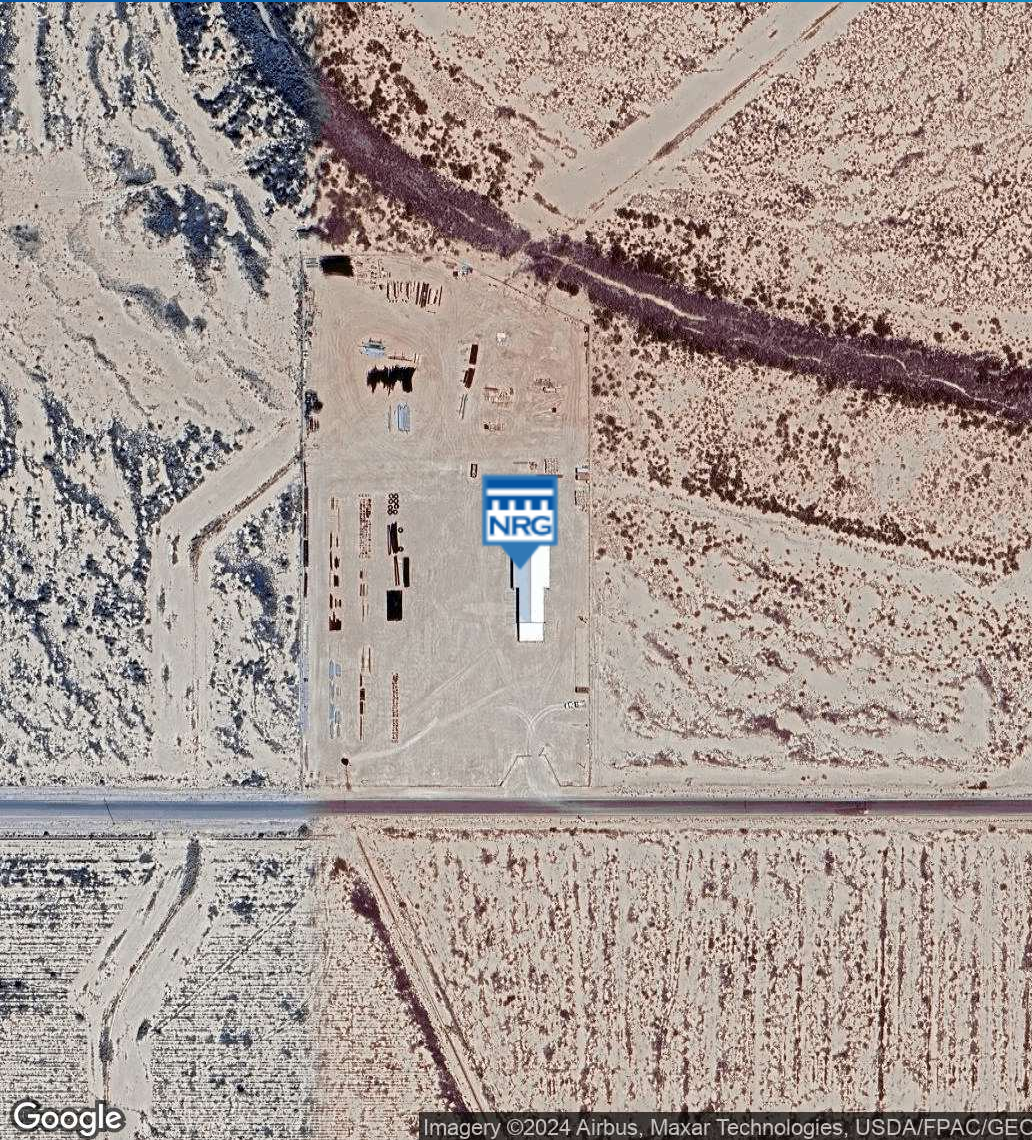
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**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701  
432.363.4777

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