

# CRANE READY, NEW INDUSTRIAL WAREHOUSE ON 4.3 ACRES

INDUSTRIAL FOR LEASE

**TBD WCR 157**

MIDLAND, TX 79706

## CONTACT BROKERS:

**LARRY NIELSEN**

432.260.0088

[larry@nrgrealtygroup.com](mailto:larry@nrgrealtygroup.com)

**SAMPLE BUILDING**

**NRG REALTY GROUP**

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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## SAMPLE BUILDING

### OFFERING SUMMARY

Lease Rate:	\$22,250.00 /Mo (NNN)
Building Size:	11,900 SF
Lot Size:	4.3 Acres
Year Built:	2024
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

Take advantage of this brand new industrial property in a prime location in Midland, TX. The property features 11,900 SF of office and warehouse space on a 4.3 Acres. The office space is 2,000 SF (50'x40'x22') with 5" overhangs, including five (5) private offices, a large conference room, a break room, a reception area, and two (2) restrooms. The 8,400 SF (60'x140'x22') insulated shop is 5-ton crane ready and boasts nine (9) 14'x16' overhead doors forming four (4) drive-through bays and one (1) drive-in bay. There is a shop restroom and shower. Additionally, the property features a 1,500 covered wash-bay that drains to a 1,000-gallon underground tank. The property will be fully fenced, powered by 3-Phase electricity, and have access to water well and septic system. Available Nov. 2024. Contact Larry Nielsen for additional details or to schedule a tour.

### LOCATION OVERVIEW

This Property is centrally located in an established industrial area outside city limits, in Midland, TX – just South of the Midland International Air and Space Port. From the intersection of Interstate 20 and S. FM 1788, travel South approximately 2.98 miles to W. County Road 157 and West 0.12 miles to the property on the North side of the road.

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## PROPERTY HIGHLIGHTS

- 11,900 SF on 4.3 Acres
- New Building (Built 2024)
- 2,000 SF Office | 5 Offices, Conference Room, Break Room
- 8,400 Insulated Warehouse
- 5-Ton Crane Ready
- (9) 14x16' OHD's | 4 Drive-Thru Bays, 1 Drive-In
- 22' Eave Height
- Separate Shop Restroom & Shower
- 1,500 SF Covered Wash-Bay
- 3-Phase Power | Water Well | Septic System



SAMPLE BUILDING



SAMPLE BUILDING

**LARRY NIELSEN**

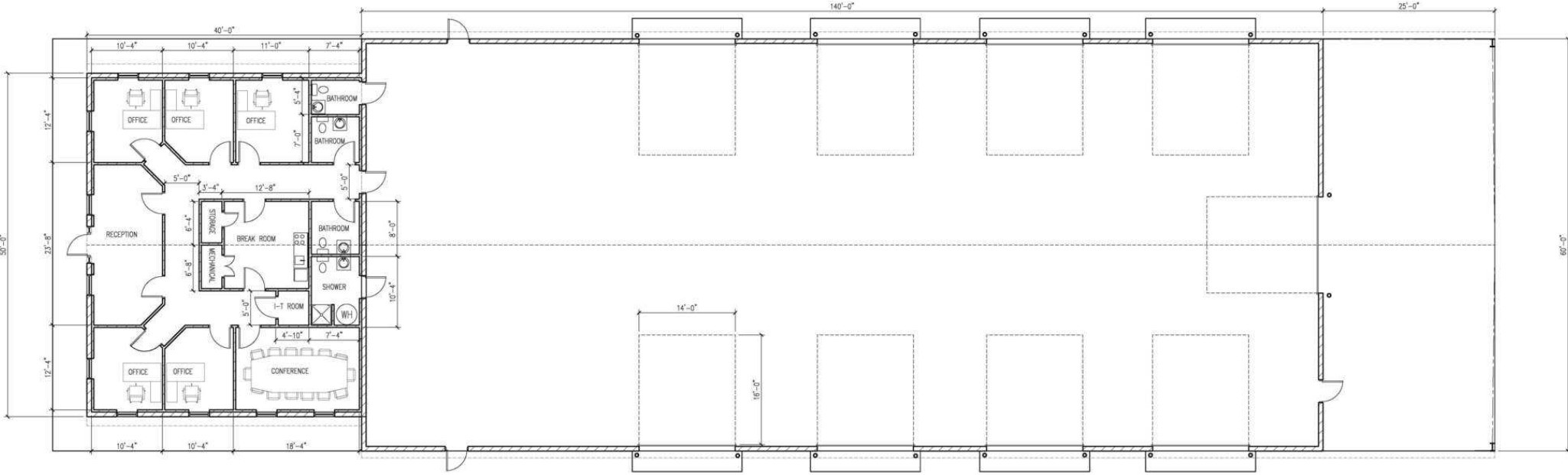
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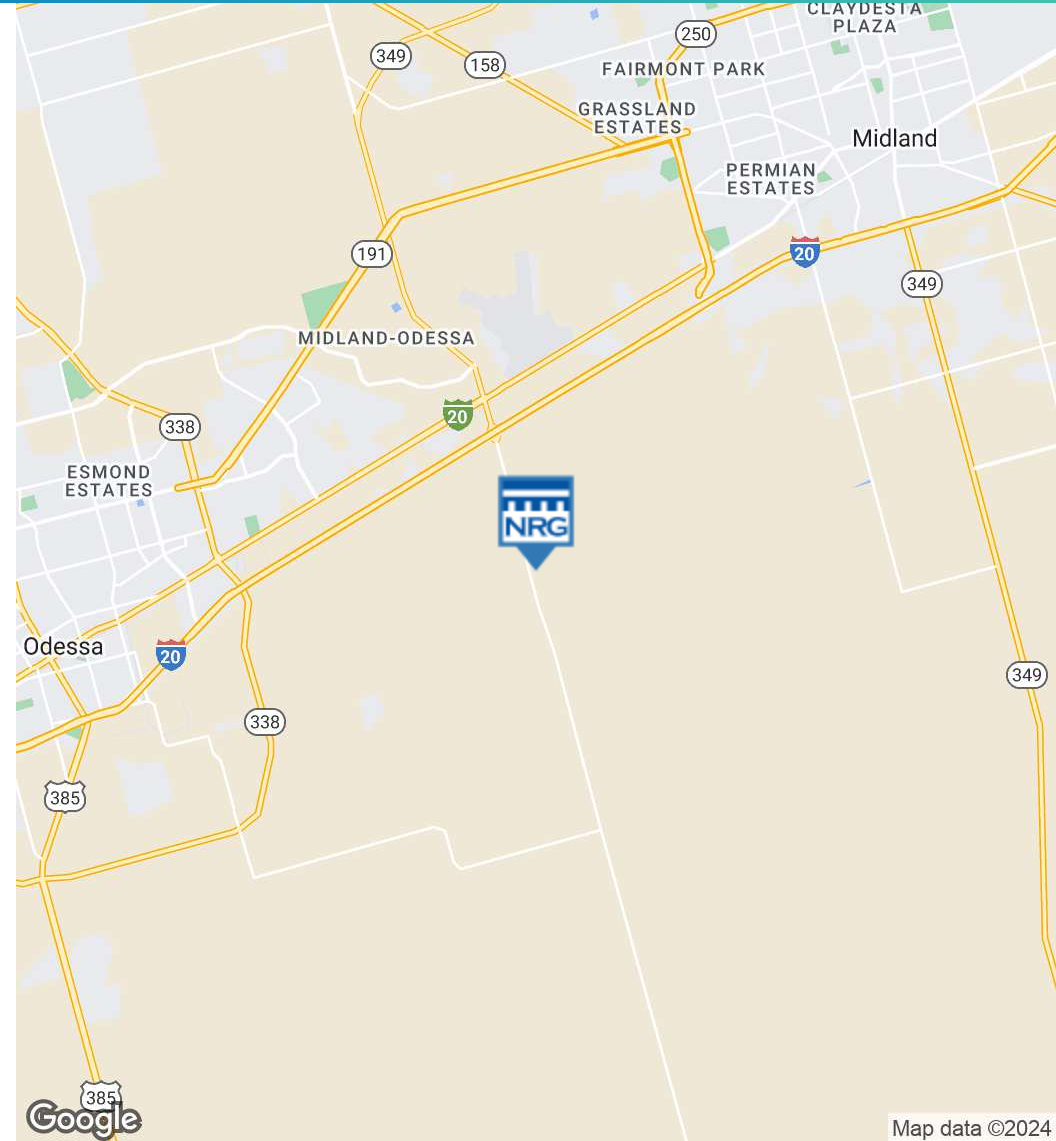
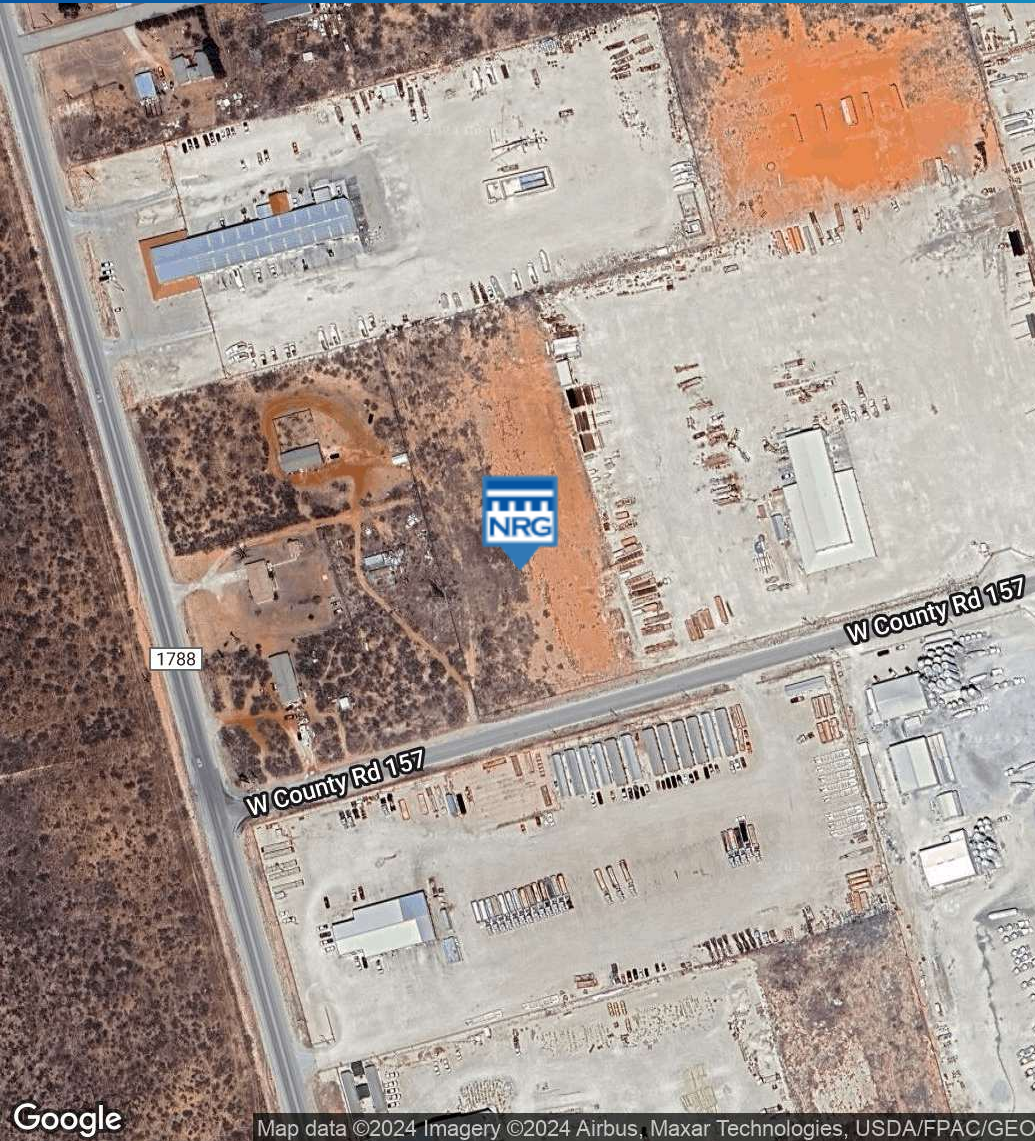
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# Information About Brokerage Services

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.

**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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	214-534-7976
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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Nielsen	680101	Larry@nrgrealtygroup.com	432-260-088
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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**NRG REALTY GROUP**

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