

# 5,000 SF OFFICE/WAREHOUSE BUILDING

4505-B E County Rd 45, Midland, TX 79705

INDUSTRIAL FOR LEASE



**TUCKER SCHNEEMANN**

432.661.4880

tucker@nrgrealtygroup.com



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4505-B E COUNTY RD 45, MIDLAND, TX 79705

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$6,000 /Mo (NNN)
Building Size:	5,000 SF
Lot Size:	1.5 Acres
Year Built:	2015
Zoning:	None

## PROPERTY OVERVIEW

5,000 SF industrial building on 1.5 Acres available for lease. There is 2,000 SF of office including 3 private offices and two double offices/conference rooms. The shop features (3) 12' x 14' roll-up doors, mezzanine storage above the office, LED lighting, 23' eave height and is plumbed for gas (propane). The yard has LED lighting and a 25' gated entrance. Serviced by water well and septic system, outside city limits. Available August 1, 2026. Contact Tucker Schneemann for more details.

## LOCATION OVERVIEW

This property is located on E County Rd 45 in Midland; approximately 2 miles to Loop 250, 5 miles to I I-20 and 18 miles to the Midland International Airport.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 5,000 SF on 1.5 Acres
- 2,000 SF Office | 3,000 SF Shop
- 3 private offices and two double offices/conference rooms.
- (3) 12'x14' Roll-up doors
- Mezzanine storage above office
- 23' Eave Height | Plumbed for Gas (propane)
- LED Yard Lights | 3000 Gallon Poly-tank
- 25' Gate Entrance
- Water Well, Septic System
- Available August 1, 2026



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ADDITIONAL PHOTOS



**TUCKER SCHNEEMANN**

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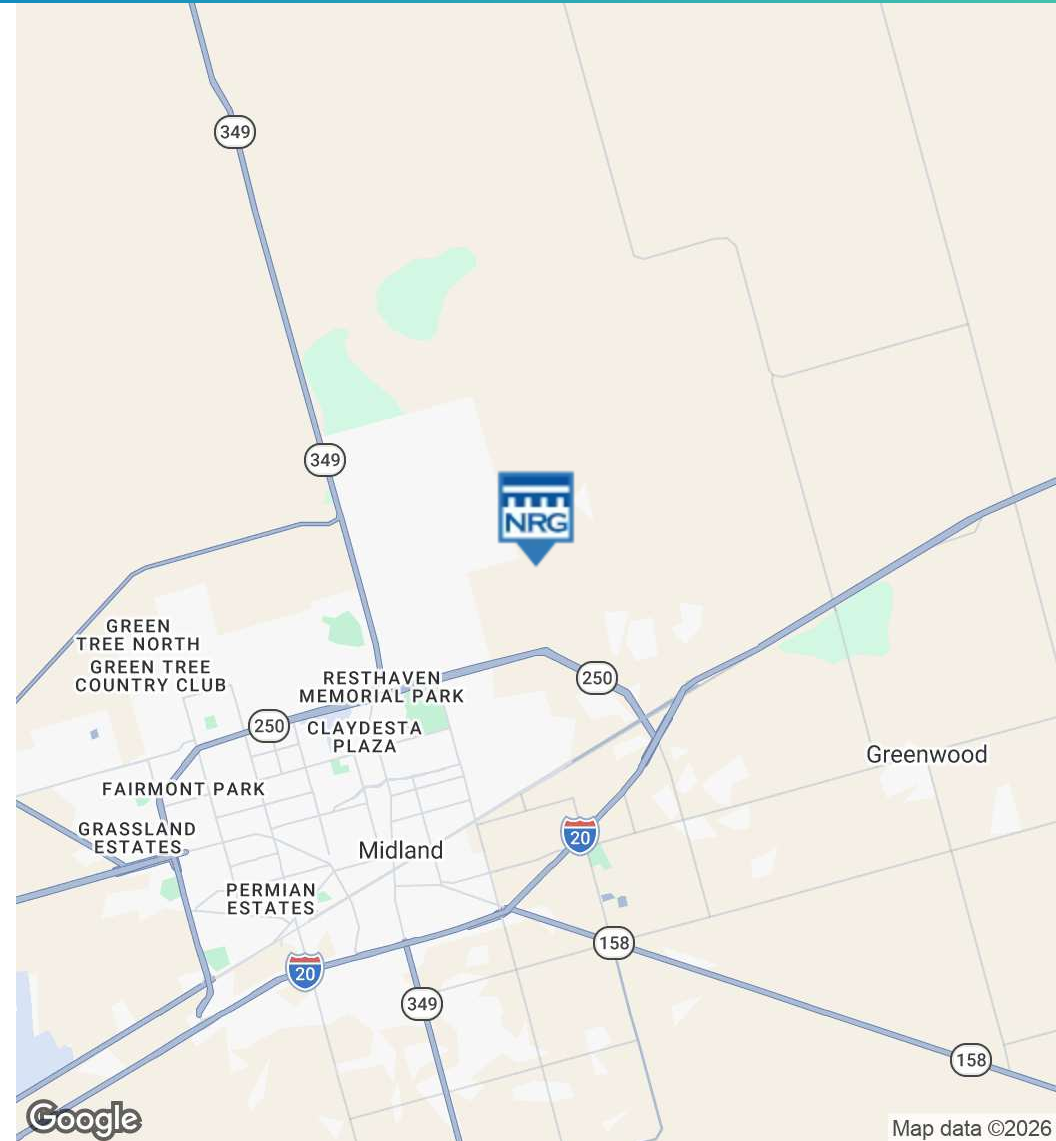
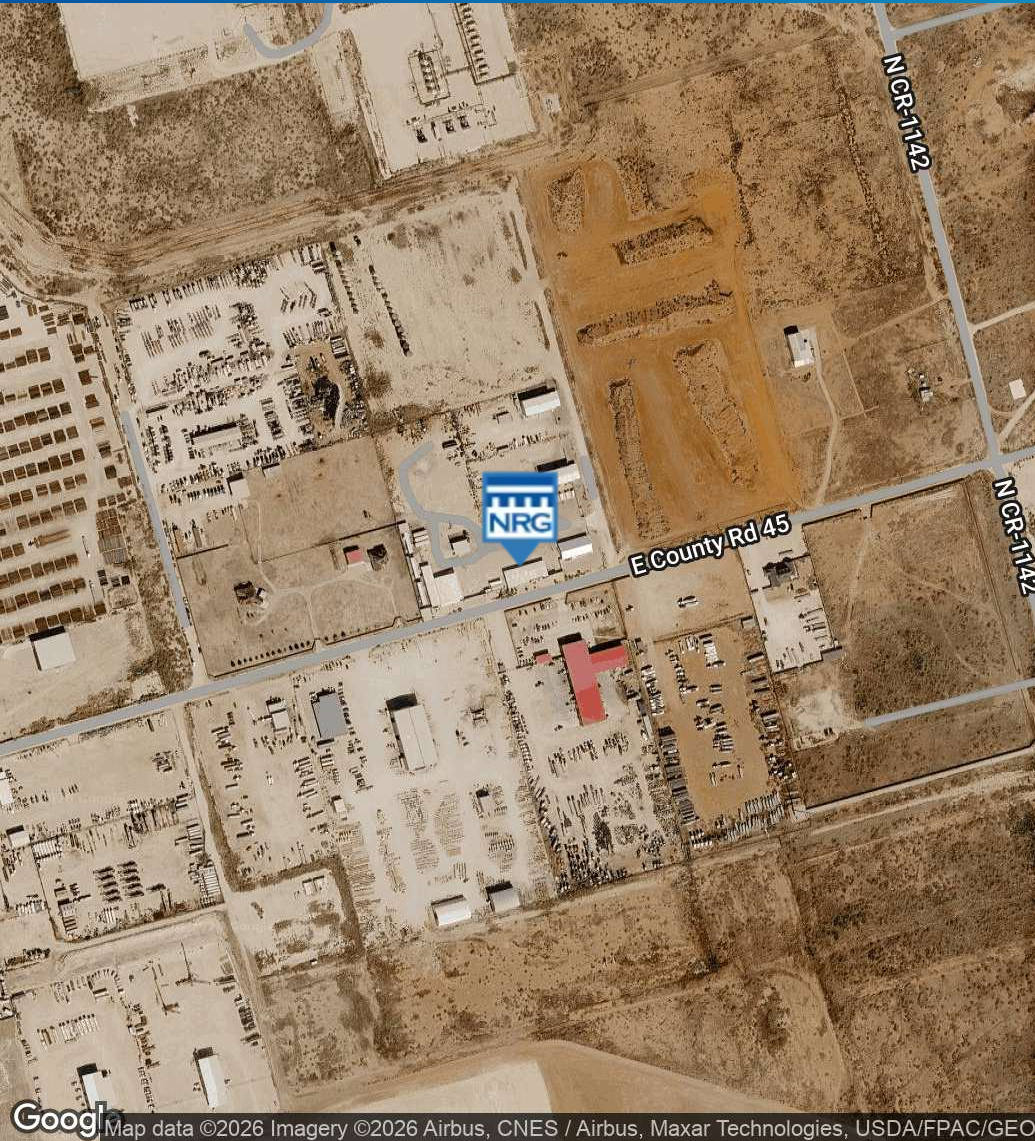
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LOCATION MAP



**TUCKER SCHNEEMANN**

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**CONTACT BROKERS:**

**TUCKER SCHNEEMANN**

432.661.4880

tucker@nrgrealtygroup.com

**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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