

**±8,750 SF Industrial Building with Fenced Yard on ±2.6 Acres  
5-Ton Crane | 4-Bay Service Facility with Maintenance Pit**

# FOR SUBLEASE

**5822 W County Rd 123, Midland, TX 79706**



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8,750 SF



5-TON CRANE



3-PHASE  
POWER



COVERED  
WASH BAY



## PROPERTY OVERVIEW

<b>Sublease</b>	<b>\$20.23 \$/PSF/YR</b>
<b>Sublease Rate</b>	<b>\$14,750.00/ Mo (NNN)</b>
<b>Year Built</b>	<b>2021</b>
<b>Zoning</b>	<b>County - No Known Restrictions</b>

## PROPERTY HIGHLIGHTS

- ±8,750 SF industrial facility on ±2.6 acres
- Located in a growing industrial park just south of W. Loop 250 and I-20
- Excellent access to Midland's primary transportation corridors

### Office (±2,500 SF):

- Four private offices
- Conference room
- Break area
- Two restrooms
- Convertible lab space

### Additional Features:

- ±1,250 SF covered wash bay
- Wash bay drains to two 1,500-gallon underground tanks
- Covered front parking
- Fenced yard with two 20-foot cantilever gates

### Warehouse (±5,000 SF):

- Insulated warehouse
- Five 14' x 16' overhead doors
- Configured for three drive-in bays & one drive-through bay
- 5-ton Crane system
- Below-grade maintenance pit
- Shop office
- Restroom with shower

### Utilities:

- Three-phase 480V power
- Septic system
- Access to AT&T fiber infrastructure (tenant responsible for installation costs)

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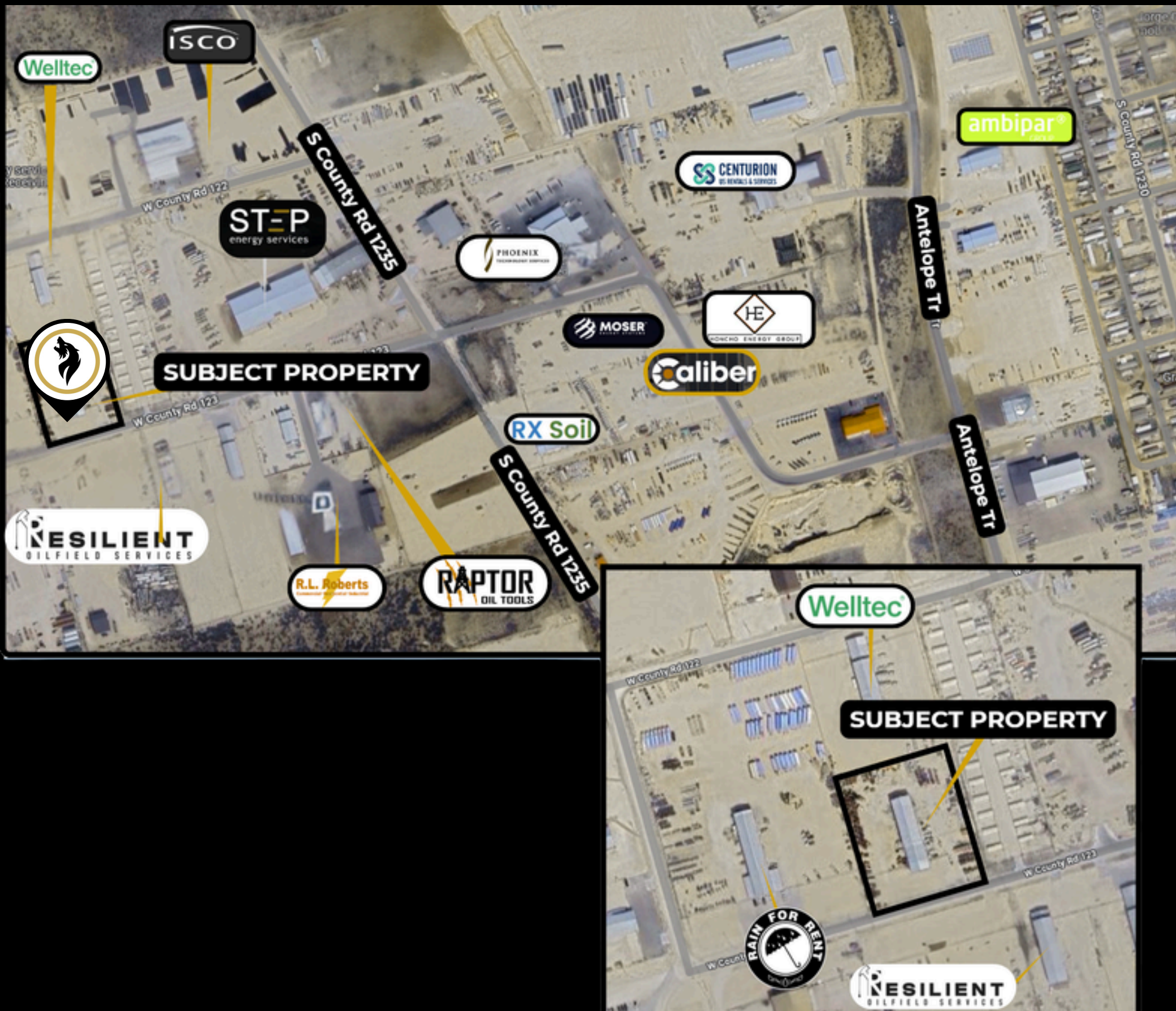
# IDEAL FOR

- Oilfield service companies (wireline, frac support, tools)
- Equipment repair & fabrication shops
- Fleet maintenance operations
- Pipe, valve, or tool storage + service



# DIRECTIONS TO THE PROPERTY

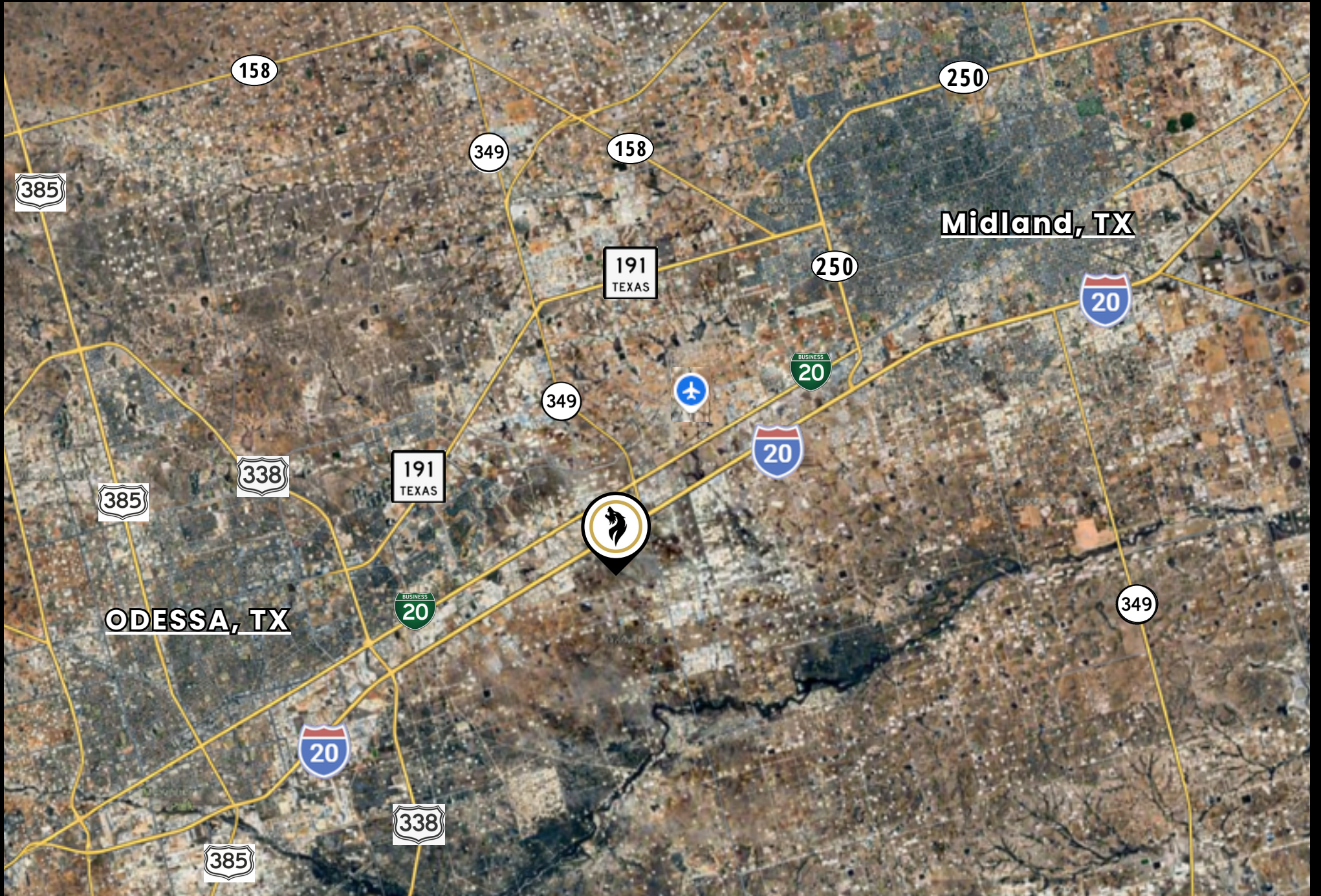
From Interstate 20, take the exit for W. Loop 250 (Antelope Trail) and travel south approximately 0.96 miles. Turn west onto the W. County Road 124 access route and continue to W. County Road 123. Travel west approximately 1.9 miles to reach the property located at 5822 W County Road 123.



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# LOCATION OVERVIEW

The property is located along W County Road 123 within Midland's expanding industrial corridor, approximately one mile south of Loop 250 and Interstate 20. The location provides strong access throughout Midland, Odessa, and the greater Permian Basin, supporting oilfield service, logistics, and industrial operations.



# Property Photos



# Property Photos



# About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

## What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

### Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





# 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.

Information About Brokerage Services

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALEAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the prices submitted in a written offer; and
  - 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Larry Nielsen</b>	<b>680101</b>	<b>larry@iwirealty.com</b>	<b>(432)260-0088</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



# IWI REALTY

## **AGENT**

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