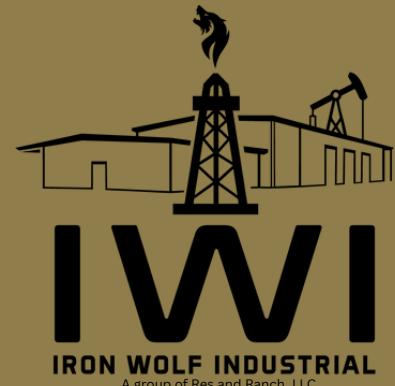


4 Bay Shop w/ Maintenance Pit on 2.6 AC

# FOR SUBLEASE

5822 W COUNTY RD 123, MIDLAND, TX 79706



**CONTACT**  
**LARRY NIELSEN**  
**C: 432.260.0088**  
**E: [LARRY@IWIREALTY.COM](mailto:LARRY@IWIREALTY.COM)**



IWI REALTY IS A GROUP OF  
RES AND RANCH LLC

**CONTACT**  
**BROKER**



# PROPERTY OVERVIEW / HIGHLIGHTS



## 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 under roof | 2.6 Acres
- 5,000 SF Shop | 1 Private Office
- 1 Drive-through Bay | Maintenance Pit
- 3 Drive-in Bays | (5) 14' x 16' OH doors
- 6" Concrete slab
- 2,500 SF Office | 4 Private Office | Lab/Tech Room
- 5-ton Crane Ready | Shop Shower/Restroom
- Well Water| Septic | AT&T Fiber in Park
- 22' Eave Height
- 1,250 SF Covered Wash-bay
- (2) 20' Cantilever Gates
- 3-Phase/480V Power
- Fast Growing Industrial Park

# PROPERTY DESCRIPTION

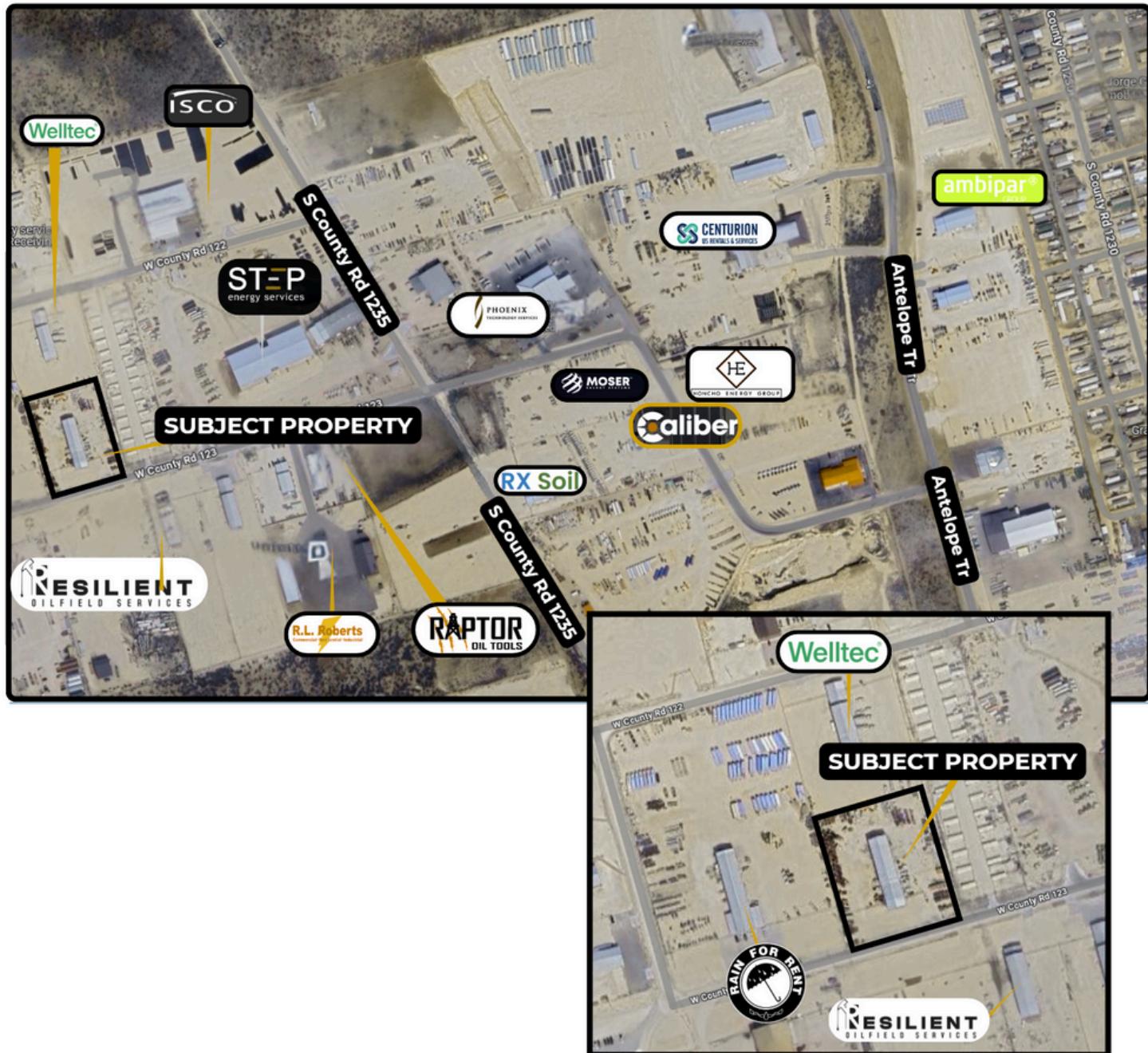


8,750 SF industrial building on 2.6 Acres in a fast-growing industrial park just South of the intersection of W. Loop 250 and I-20. The 2,500 SF Office consists of 4 private offices, a lab room that can be converted, a conference room, a break area, and two restrooms. The warehouse is 5,000 SF (100' x 50'), featuring five 14' x 16' overhead doors forming 3 drive-in bays and 1 drive-through bay. Built 5-ton crane ready with a below-grade maintenance pit in the center of the bay, is fully insulated and includes a shop office and restroom with shower. The covered wash-bay is 1,250 SF and drains to two 1,500 gallons underground tanks. There will also be covered parking in front of the building. The property is fenced and secured with 3-strand security fencing and two 20' cantilever gates. The property has 3-Phase/480V power, septic, and AT&T Fiber running inside the industrial park (Tenant would have to pay all costs associated with Fiber installation). Please contact Larry Nielsen to tour or for additional details.



# LOCATION OVERVIEW

This property is strategically located approximately 0.96 miles south of the intersection of W. Loop 250 (Antelope Trail) and Interstate 20, offering excellent regional connectivity. Access is via W. County Road 124 Exit off I-20, with a short loop to W. County Road 123, placing the site about 1.9 miles west on W. County Road 123. This prime location provides efficient ingress and egress for logistics, bulk distribution, and industrial users.



# PROPERTY PICTURES



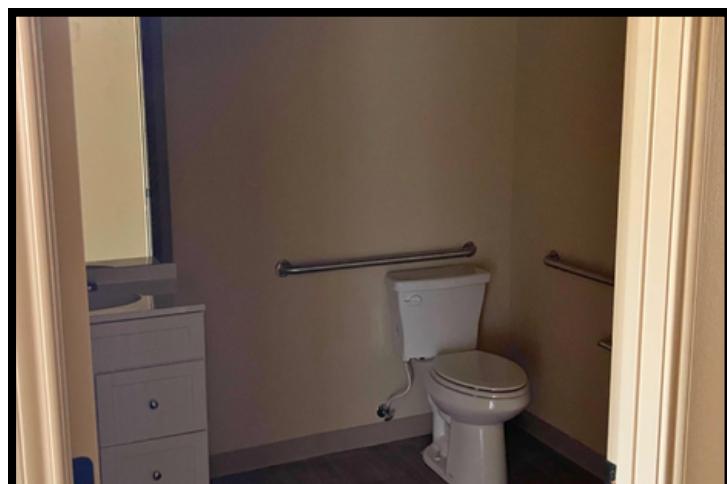
PROPERTY PICTURES



# PROPERTY PICTURES



PROPERTY PICTURES



## ABOUT OUR BROKERAGE

### A Group of Res and Ranch, LLC

At Iron Wolf Industrial (IWI), we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing throughout the state and across the country.

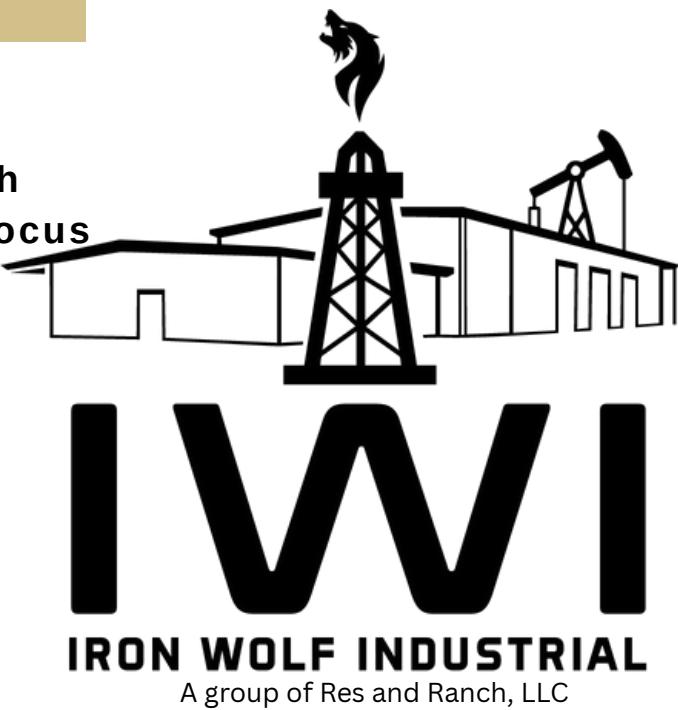
We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength 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.
- Financing Guidance – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

## WHY CHOOSE IRON WOLF?

- ✓ Brokerage + Lending together
- ✓ 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



2-10-2025



## 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. **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 price 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.

Res & Ranch	9012169	matthewhoyttx@gmail.com	(512)829-3580
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Hoyt</b>	<b>656276</b>	<b>matthewhoyttx@gmail.com</b>	<b>(512)829-3580</b>
Designated Broker of Firm	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Res & Ranch, 557 Gatlin Creek Rd Dripping Springs TX 78620  
Larry Nielsen

Phone: (432)260-0088  
Produced with Lone Wolf Transactions (zpfForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201  
Fax: (432)260-0088  
[www.lonestarwolf.com](http://www.lonestarwolf.com)

IABS 1-1

FW Properties



# IRON WOLF INDUSTRIAL

A group of Res and Ranch, LLC

## CONTACT

**Larry Nielsen**  
President  
Phone No.432-688-8200  
Email Address: [Larry@iwirealty.com](mailto:Larry@iwirealty.com)  
Website: [iwirealty.com](http://iwirealty.com)  
Lic. No. 680101



## BROKERAGE

**Res and Ranch, LLC Lic. # 9012169**  
**Matthew Hoyt Lic. # 656276**  
2123 FM 473  
Kendalia, TX 78027  
Phone No. 512 829-3580  
Website: [www.resandranch.com](http://www.resandranch.com)