

11,900 SF CRANE READY, NEW INDUSTRIAL WAREHOUSE

The Real Estate Ranch

FOR LEASE

10318 W COUNTY ROAD 157, MIDLAND, TX 79706



LARRY NIELSEN

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CONTACT BROKER



Take advantage of this brand-new industrial property located in a prime area of Midland, TX. The property features 11,900 square feet of office and warehouse space on 4.3 acres. The office space is 2,000 square feet (50' x 40' x 22') with 5-inch overhangs and includes (5) private offices, a large conference room, a break room, a reception area, and (2) restrooms. The insulated shop covers 8,400 square feet (60' x 140' x 22') and is 5-ton crane ready. It boasts (9) 14' x 16' overhead doors, forming (4) drive-through bays and (1) drive-in bay. There is also a shop restroom and shower. Additionally, the property features a 1,500-square-foot covered wash bay that drains to a 1,000-gallon underground tank. The property will be fully fenced, equipped with 3-phase electricity, and will have access to a water well and septic system. For additional details or to schedule a tour, please contact Larry Nielsen.

PROPERTY FEATURES

- 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

LEASE RATE: \$22,250.00+NNN

- Lease \$/PSF/YR: \$22.44
- Term Length: Min. 5 years
- Year Built: 2024
- Zoning: County-No known restrictions



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LOCATION DESCRIPTION

This Property is centrally located in an established industrial area outside city limits in Midland, TX. The property is south of the Midland International Air and Space Port.

DIRECTIONS

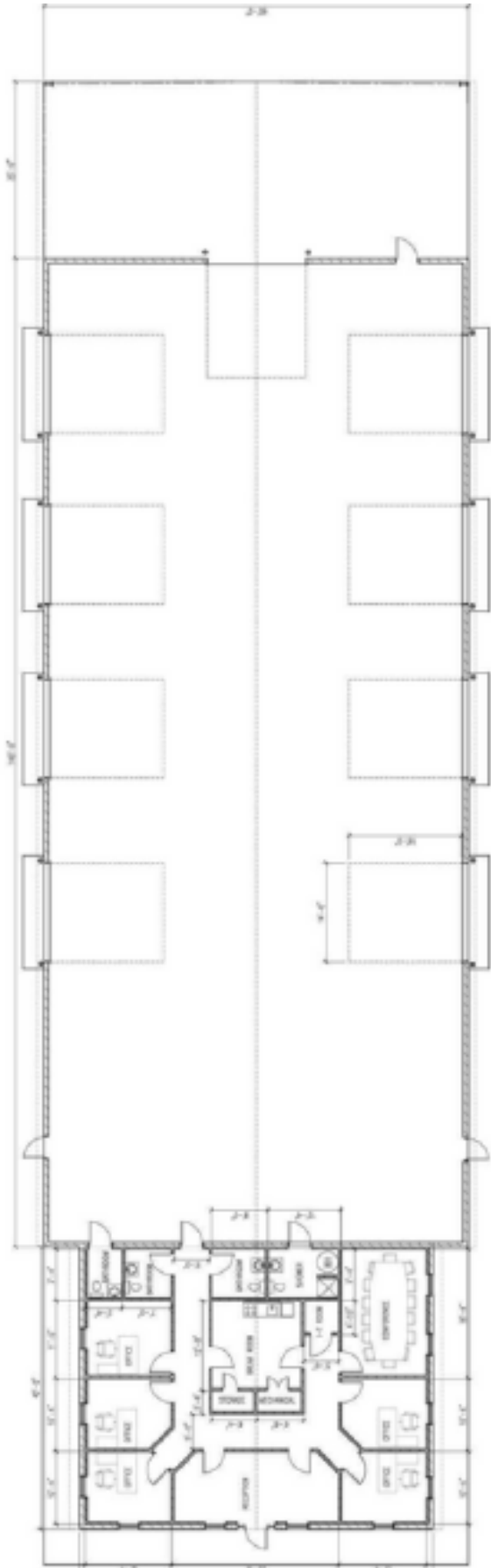
From the intersection of Interstate 20 and S. FM 1788, travel South approximately 2.98 miles to W. County Road 157 and West 0.12 miles to the Property on the North side of the road.





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MIDLAND/ODESSA OFFICE: 6 DESTA DRIVE, STE 1260, MIDLAND, TX 79705 www.therealestateranch.com



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** 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 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:

- 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.

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	License No.	Email	Phone
Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS I-O Date

Thomas Johnston

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Barker Investment