

Immaculate 11,750 Shop/Office Near I-20

*the* Real Estate  
Ranch

# FOR LEASE

12612 W COUNTY ROAD 133



**LARRY NIELSEN**  
**C:432.260.0088**  
**E:ironwolfrealtygroup@gmail.com**

**CONTACT BROKER**



This property is an 11,750-square-foot industrial Warehouse situated on 2.5 acres, very close to Interstate 20 in Central Midland/Odessa, TX. The fully insulated, 5-ton crane ready Warehouse is 8,500 SF and includes (4) 14'x14' automatic overhead doors, forming 4 drive-in bays. The warehouse also has a large mechanical room and a shop restroom. The first-floor office is 1,500 SF and contains a large reception area, (4) private offices, a break room, and (2) restrooms. The warehouse has an additional 1,750 SF, 2nd Floor Mezzanine, that can be customized for offices or employee housing (additional rate applies depending on build-out). The builder can also build a wash bay or increase the crane capacity, if requested. Heavy 3-phase power, septic, and a water well service the property. Contact Larry Nielsen for more information or to schedule a property tour.

Lease Rate: \$20.00 /SF/YR (NNN)

Monthly Rate: \$19,583.33

Building Size: 11,750 SF

Lot Size: 2.5 Acres

- 11,750 SF | 2.5 Acres Stabilized and Secured
- 8,500 SF Shop | 4 drive-in Bays
- 5-ton Crane Ready
- (4) 14' x 14' Automatic OH doors
- 1,750 SF Mezzanine | Can be built to spec
- 20' Eave | 25' Ceiling Height
- 1,500 SF Covered Parking
- Built: 2024
- Zoning: County - No known restrictions





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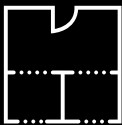
## LOCATION OVERVIEW

This property is located in the Permian Basin, spanning western Texas and southeastern New Mexico, and is one of the most prolific oil and gas-producing regions in the United States and the world. Its vast shale oil and natural gas reserves, particularly within formations like the Wolfcamp and Bone Spring, have been a cornerstone of the U.S. energy boom. Advanced extraction techniques, such as horizontal drilling and hydraulic fracturing, have unlocked significant volumes of hydrocarbons, making the Permian Basin a critical driver of U.S. energy independence and economic growth. With production levels exceeding millions of barrels of oil per day, the basin not only sustains domestic energy needs but also positions the U.S. as a leading exporter in global energy markets.

## DIRECTIONS

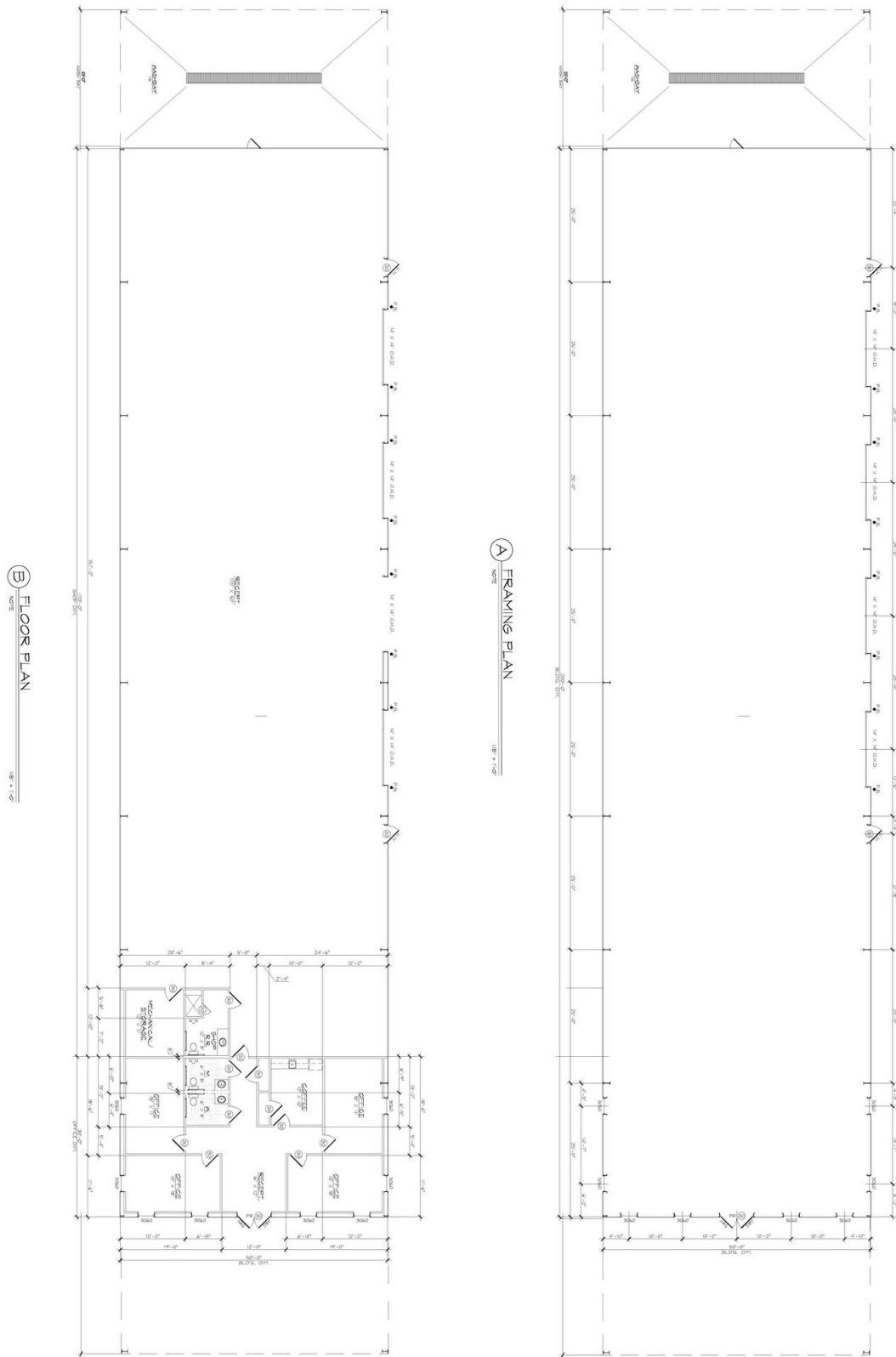
Driving Directions: From the Intersection of East Interstate 20 and FM 1788 Service road, travel 2.55 miles East to S. County Road 1303, turn north and travel .20 miles to W. County Road 133, turn West to gate, approximately .06 miles. Property is inside the gate to the north.





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THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND/OR ALL SUBCONTRACTORS OR THEIR REPRESENTATIVES WORKING FROM THESE PLANS AND SPECIFICATIONS SHALL NOT SCALE INFORMATION FROM SAID DRAWINGS. BUT FIRST CONTACT THE DESIGNER REGARDING REVISIONS. REVISIONS SHALL BE MADE BY THE DESIGNER PRIOR TO BEING IN THE HANDS OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.

**BY: J.M. DRAFTING & DESIGN**  
P.O. BOX 4091 MIDLAND, TX 79704  
C: (432) 425-5247  
E-MAIL: jmdesigns@gmail.com

**NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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**CLINT CO.**  
NORTH FM 1758  
MIDLAND TEXAS





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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 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:
  - 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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Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	