

6,250 SF Building Under Roof

*the* Real Estate  
Ranch

# FOR LEASE

1515 E. County Road 139 MIDLAND, TX 79706



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**CONTACT BROKER**



Great Starter Shop features a 5,000-square-foot office and warehouse on 2 acres with on-site housing via a 1,250 SF mobile trailer! The fully insulated shop features (3) drive-in bays with 16'x14' automatic overhead doors, shop heaters, and a 1250 Sf Wash- Bay located at the rear of the building. The office has (2) private offices, a conference room, and a restroom. The mobile trailer has (4) private rooms and (2) restrooms. The acreage is fenced and secured. Please contact Larry Nielsen for additional information or to tour this property.

- 6250 SF of Rentable SF Under Roof
- 4,500 SF Insulated Shop
- (3) 16'x 14' Automatic OH doors
- Shop Heaters
- 500 SF Office| 2 private
- 18' Eave Height
- 1250 SF Wash-Bay
- 1,500 SF Mobile Housing
- (4) Private Rooms| 2 Bath

Lease Rate:	\$15.70/PSF/YR
Lease Rate:	\$8,504.00/Month
Building Size:	6,250 SF
Lot Size:	2 Acres
Year Built:	2018
Zoning:	County - No Known Restrictions



## LOCATION OVERVIEW

This property is located in Midland, Texas, which is at the heart of the Permian Basin. The Permian Basin is one of the most prolific oil and gas-producing regions in the world, spanning western Texas and southeastern New Mexico. Its vast natural resources have led to substantial industrial development in the area, making it a key player in the energy sector.

The growth of industrial real estate in the region is primarily driven by the increasing demand for storage facilities, equipment yards, and manufacturing spaces. These facilities are essential to support exploration, production, and transportation activities in the oil and gas sector. As a result, Midland, along with Odessa, has emerged as a significant hub for industrial real estate, strategically located near essential infrastructure.

These key hubs offer access to crucial transportation networks, including highways, railways, and pipelines, facilitating the movement of goods and services necessary for energy production. With the continued expansion of energy production in the Permian Basin, the region presents numerous opportunities for industrial investment and development, positioning itself as a hotspot in the market.







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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 interest 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 Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<b>Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate</b>	License No.	Email	Phone
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	License No.	Email	Phone
<b>Sales Agent/Associate's Name</b>	<b>Buyer/Tenant/Seller/Landlord Initials</b>	<b>Date</b>	

Regulated by the Texas Real Estate Commission

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

**IABS I-O Date**