

BRAND NEW, CRANE SERVED FACILITY ON 5 ACRES

*the*  
**Real Estate**  
*Ranch*

# FOR LEASE

4022 SCR 1235, MIDLAND, TX 79706



**LARRY NIELSEN**  
**C: 432.260.0088**  
**E: [Ironwolfrealtygroup@gmail.com](mailto:Ironwolfrealtygroup@gmail.com)**

**CONTACT BROKER**



New construction spanning 12,250 SF, under roof, on 5 acres in a fast-growing industrial park! The office is 2,000 SF including 5 private offices, a spacious conference room, a large break room, and 2 restrooms. Above the office is a 2,000 SF mezzanine that can be converted into extra offices or living space. The warehouse area encompasses 7,000 SF featuring (8) 14'x16' overhead doors forming three drive-through bays and 2 drive-in bays. The shop is equipped with a 10-ton bridge crane and 2 restrooms. A 1,250 SF covered wash-bay sits on the back of the shop and drains into (2) 1,500-gallon poly-tanks underground. The property is stabilized with 6" compacted caliche, fully fenced and secured with (2) 20' cantilever gates. Serviced by 3-phase power, water well, and septic system.

- 12,250 SF on 5 Acres
- 2,000 SF Office | 5 Private
- 2,000 SF Mezzanine
- 7,000 SF Warehouse
- 10-ton Crane | 24' Ceiling Height
- (8) 14'x16' OH doors
- 3 Drive-Through Bays
- 2 Drive-In Bays
- 1,250 SF Covered Wash Bay

Lease Rate:	\$24,000.00 /mo (NNN)
Building Size:	12,250 SF
Lot Size:	5 Acres
Year Built:	2024
Zoning:	None   no known restrictions





4022 SCR 1235, MIDLAND, TX 79706

*the Real Estate Ranch*

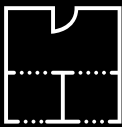
## LOCATION OVERVIEW

This property is in Central Midland, TX, at the heart of the prolific Permian Basin, which is the largest oil and gas shale play in the United States. The brand-new 12,250-square-foot building is situated in the Antelope Trail Industrial Park, a fast-growing industrial area that is highly sought after.

## DESCRIPTION

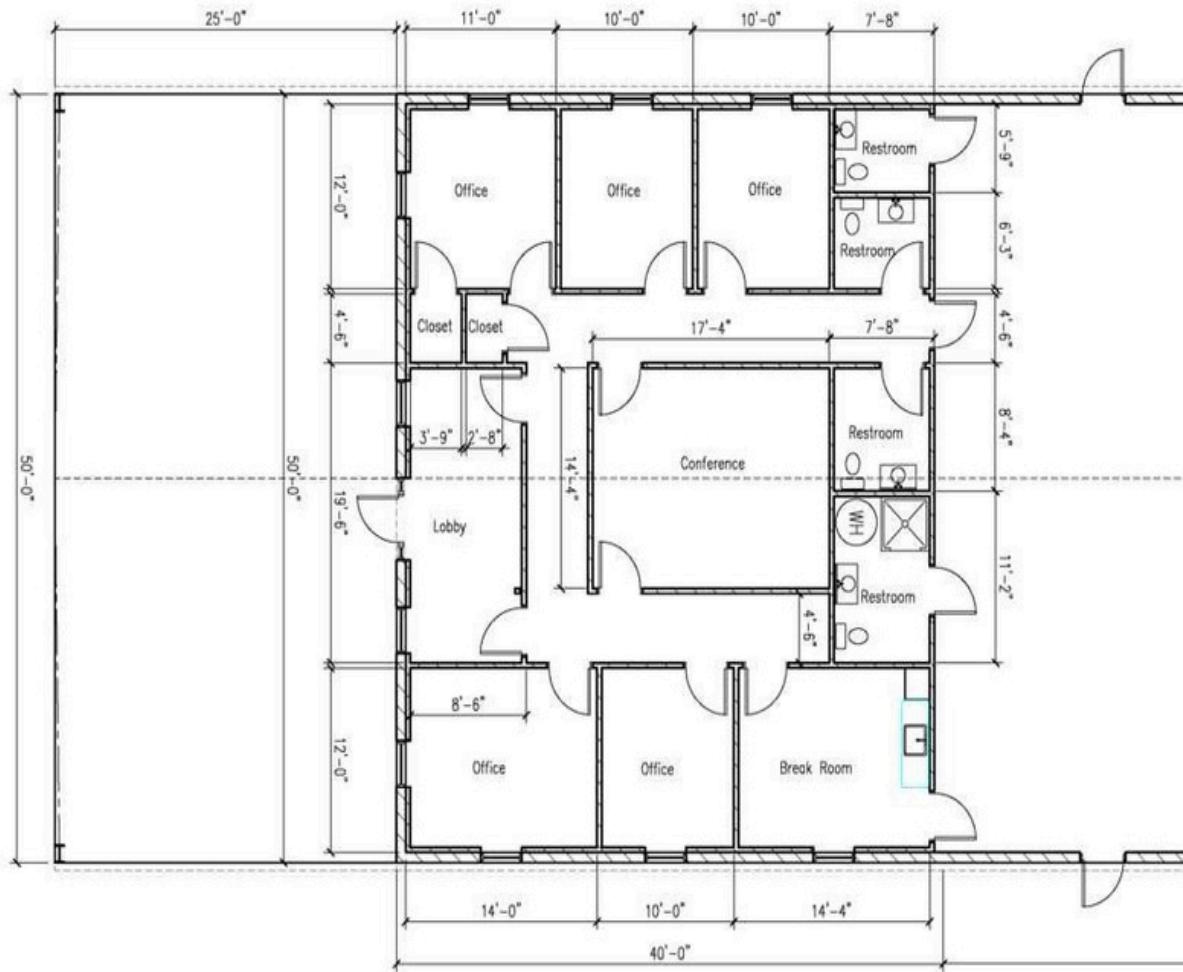
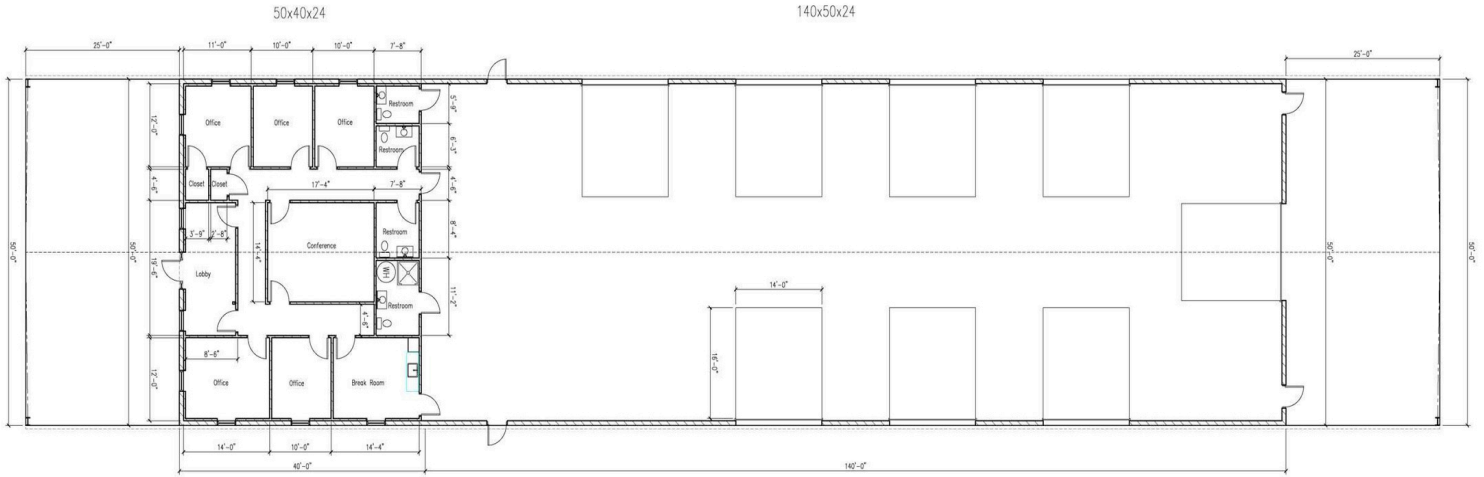
From the intersection of S. Loop 250 W and West Interstate 20, you would travel 1.03 miles south to W. County Road 124, then turn west and travel 0.47 miles along the asphalt road to S. County Road 1235. Then turn south and travel 0.11 miles to reach the property.





4022 SCR 1235, MIDLAND, TX 79706

*The Real Estate Ranch*







4022 SCR 1235, MIDLAND, TX 79706

*the Real Estate Ranch*







# 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 the client 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.

<b>The Real Estate Ranch LLC</b>	<b>9007202</b>	<b>realestateranch@aol.com</b>	<b>(432)934-3333</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Johnston</b>	<b>0542176</b>	<b>realestateranch@aol.com</b>	<b>(432)934-3333</b>
	License No.	Email	Phone
<b>Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate</b>	License No.	Email	Phone
<b>Larry Nielsen</b>	<b>680101</b>	<b>ironwolfrealtygroup@gmail.com</b>	<b>(432)688-8200</b>
	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**

Thomas Johnston

Produced with Lone Wolf Transactions (zip form edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Phone: (432)688-8200

Fax: (432)688-8202

Barker Investment