

FABRICATION/EQUIPMENT MAINTENANCE FACILITY ON 10 ACRES

10911 W County Rd 47, Midland, TX 79707

INDUSTRIAL FOR LEASE



JUSTIN DODD

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TUCKER SCHNEEMANN

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EXECUTIVE SUMMARY

10911 W COUNTY RD 47, MIDLAND, TX 79707



OFFERING SUMMARY

Lease Rate:	\$45,000 /Mo (NNN)
Lease Rate/SF:	\$14.52 PSF/Yr
Building Size:	37,182 SF
Lot Size:	10.04 Acres
Year Built:	2025
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Your oilfield services deserve a premium space for your headquarters. This facility totals 37,182 SF on 10.04 Acres. Impress clients and employees with a 2-story office space. The first floor features a reception, 7 offices, conference room, and break area. The second floor mirrors this layout with open space in place of reception. The expansive warehouse features 2 shop spaces separated by two drive-through wash-bays. One of the wash-bays is crane served. Truck/heavy equipment access and maneuvering is possible via (12) 14'x16' overhead doors and (2) 3-ton & (2) 5-ton bridge cranes. There are 2 office/work spaces on the sides of the shop, one with 2 smaller 10' doors for indoor/outdoor access. House employees in this man camp ready yard with multiple RV/trailer hookups. Built in 2025 by Dahlia Companies, a locally respected developer known for their high-quality build-to-suit projects across the Permian. Make this your home base - contact Justin Dodd or Tucker Schneemann to schedule a tour.

LOCATION OVERVIEW

This property is located in the Dahlia Industrial Park off of Hwy 349 & FM 1788 in Midland, TX. The area is centrally located between Midland & Odessa with major thoroughfares to travel all throughout West Texas.

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 37,182 SF on 10.04 Acres
- 2 Story Office Space
- (12) 14'x16' Overhead Doors
- (2) 10' Overhead Doors
- (2) 3-ton & (2) 5-ton Cranes in Shop
- Double Drive-Through Wash-Bays, One Crane Served (5-ton)
- Shop Offices/Break Area
- RV/Trailer Hookups On-Site
- Near FM 1788 & Hwy 349
- Centrally Located Between Midland & Odessa



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ADDITIONAL PHOTOS

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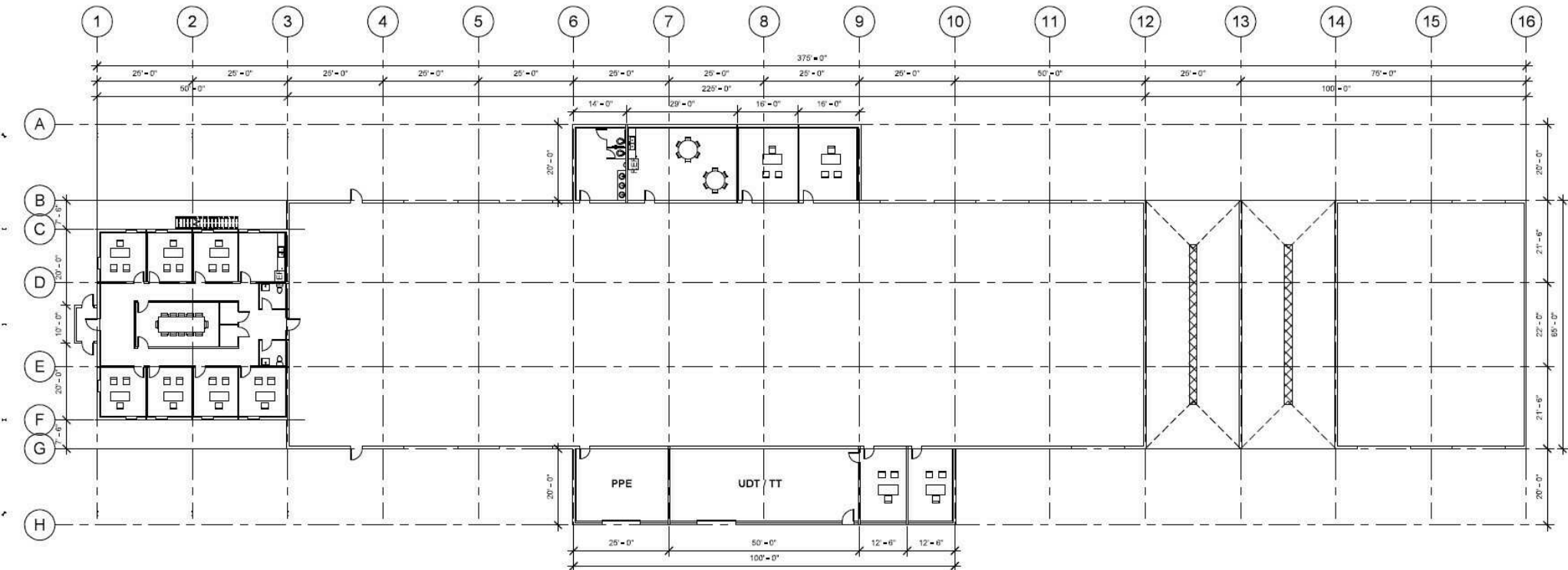
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FABRICATION/EQUIPMENT MAINTENANCE FACILITY ON 10 ACRES

FLOOR PLANS

10911 W COUNTY RD 47, MIDLAND, TX 79707



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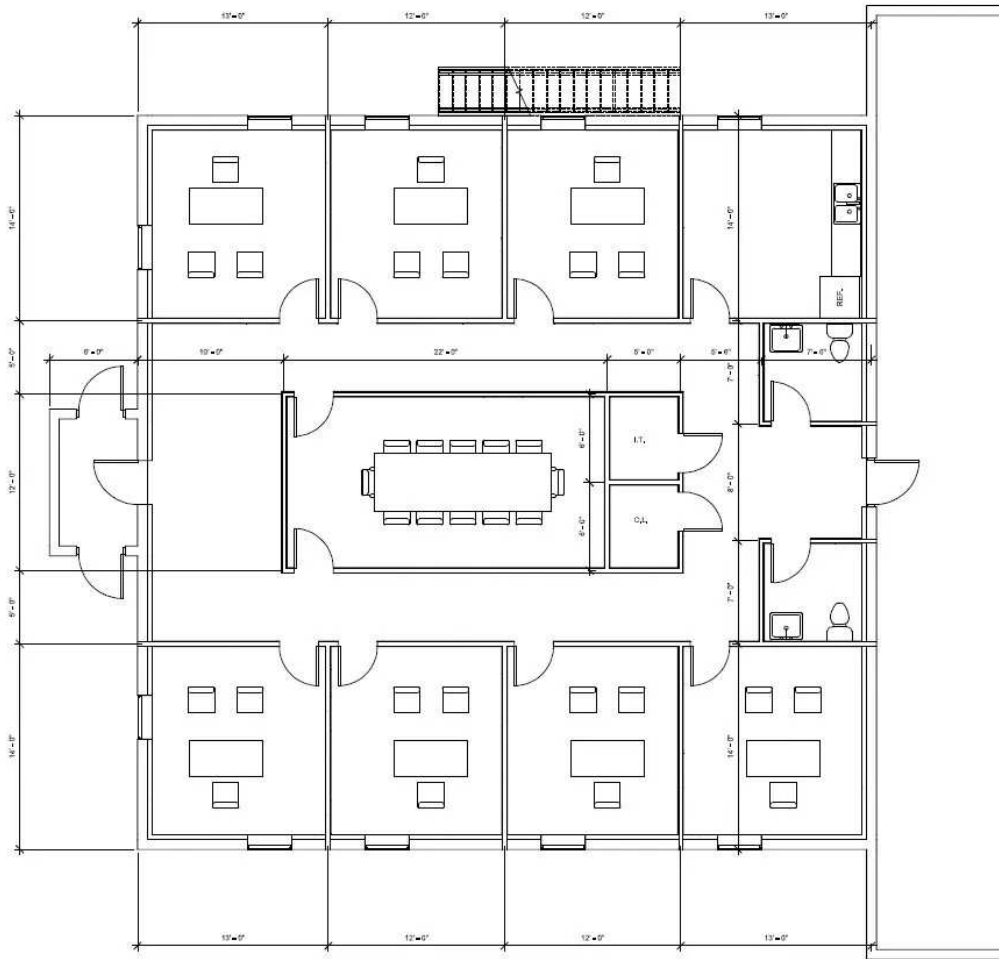
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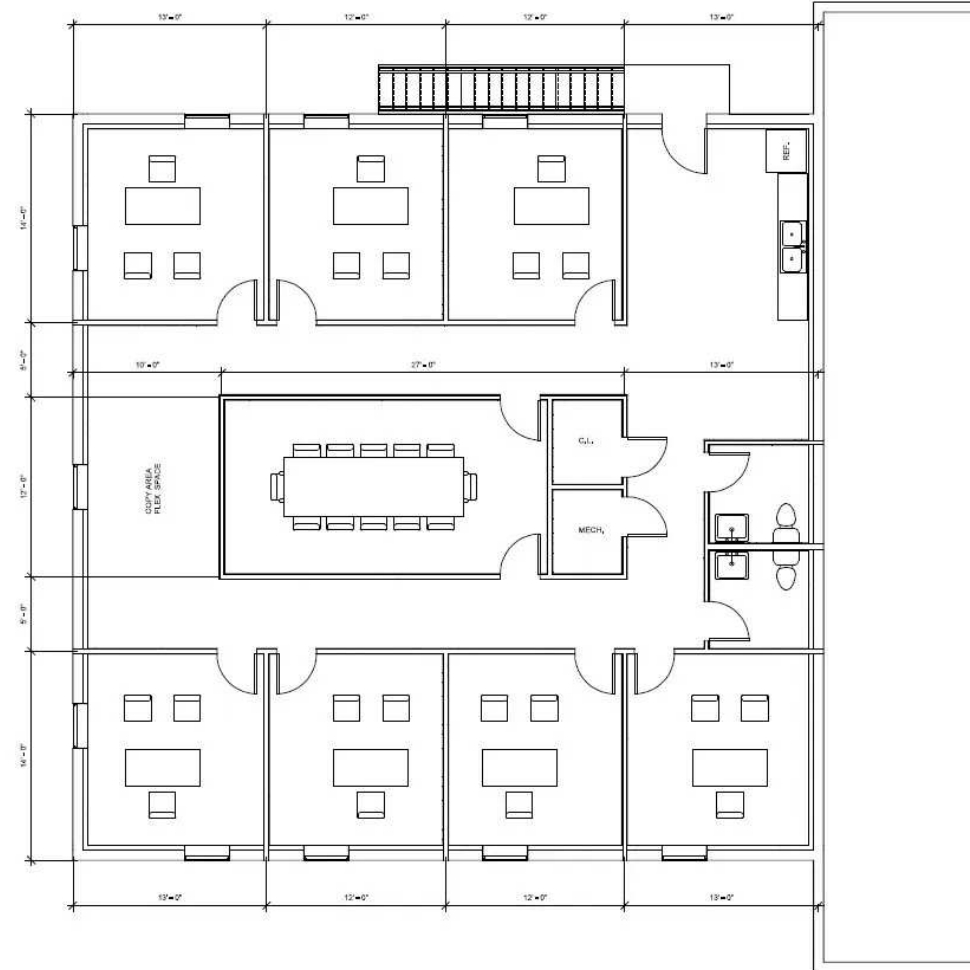
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FLOOR PLANS

10911 W COUNTY RD 47, MIDLAND, TX 79707



1st Floor



2nd Floor

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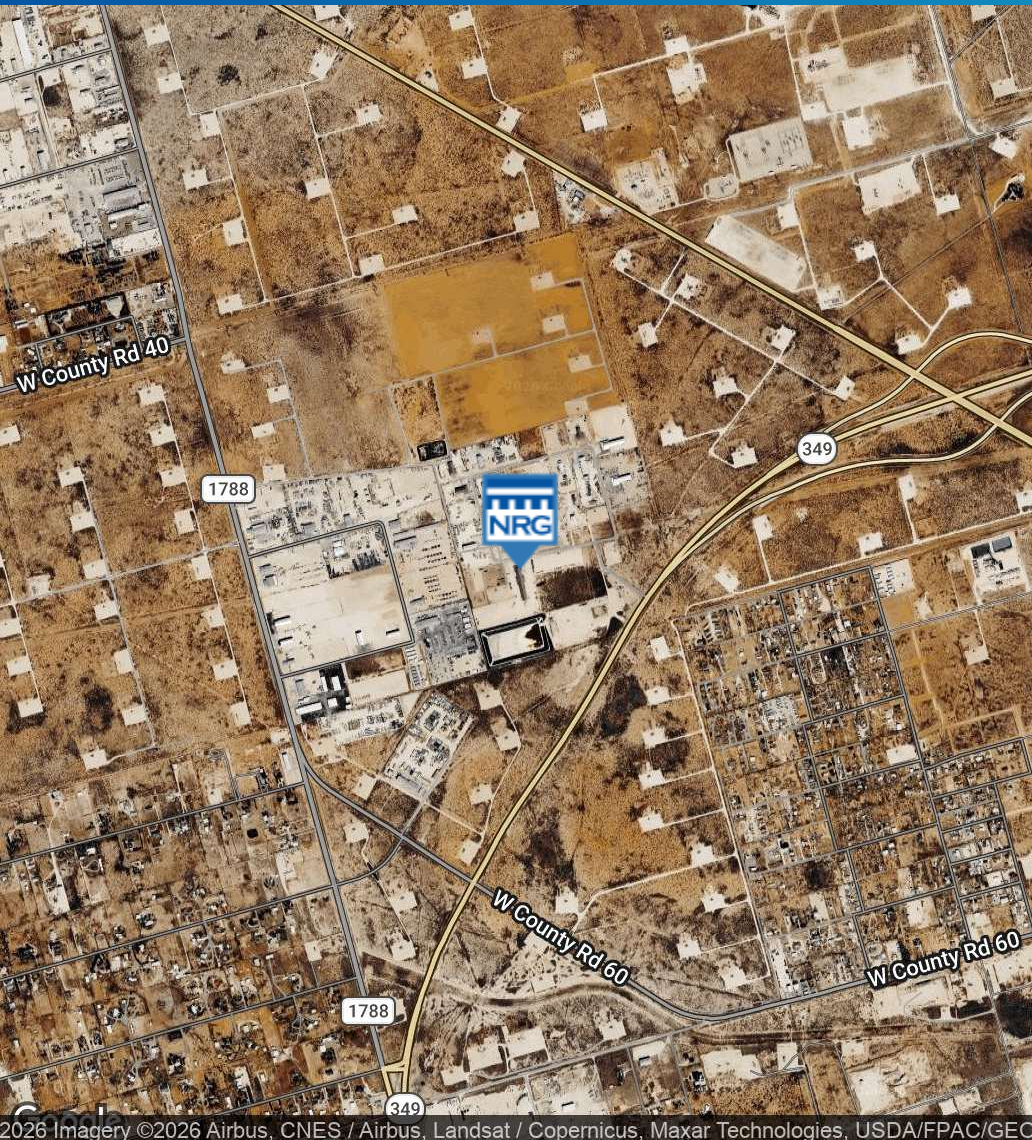
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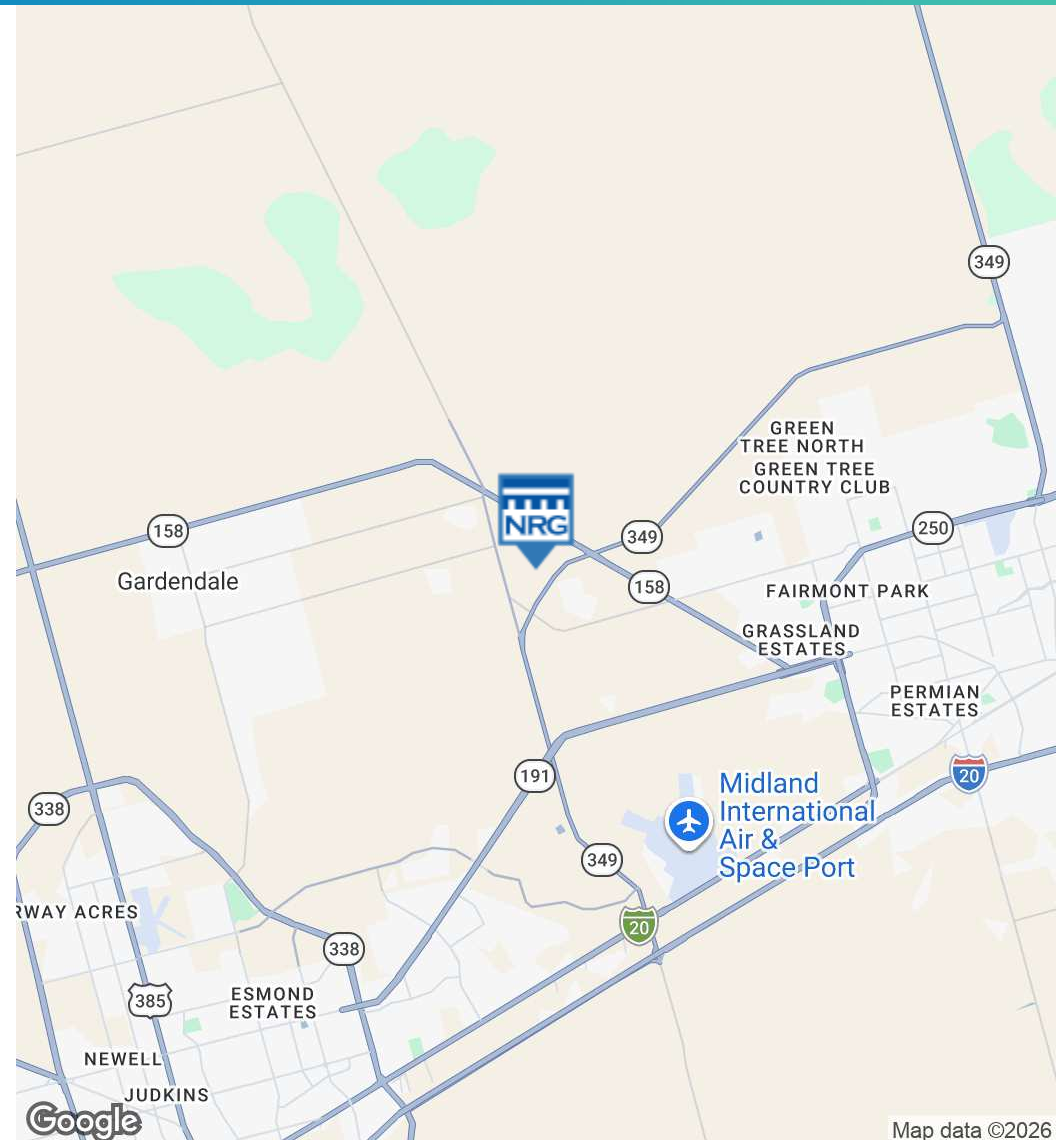
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LOCATION MAP



2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



Map data ©2026

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Information About Brokerage Services

11/2/2015

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:

- # **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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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