

3 DRIVE-THROUGH BAY WITH WASH-BAY

3101 W County Rd 135, Midland, TX 79706

INDUSTRIAL FOR LEASE

SAMPLE BUILDING



DAKOTA FLOWERS

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AMY BRASHER BARNETT

432.352.6714

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13,125 /Mo (NNN)
Building Size:	8,750 SF
Lot Size:	3.11 Acres
Year Built:	2026
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Currently under construction this 8,750 SF industrial facility sits on 3.11 Acres and is ideally positioned just south of Interstate 20 in Midland, TX. Designed for functionality and efficiency, the improvements include 1,500 SF of modern office space featuring 4 private offices, a reception area, conference room, break room, two restrooms, and a shower. The 6,500 SF shop has a 22' ceiling height and is built crane-ready with structural support for up to a 5-ton crane. Other shop amenities include (7) 14'x16' overhead doors forming 3 drive-through bays plus an additional drive-in bay accessed from the covered wash-bay. The 1,250 SF covered wash-bay drains into (2) 1,500-gallon underground poly tanks. The property is fully fenced and secured with two 20' rolling gates and is accessed via a private, low-traffic road that has been recently improved with asphalt millings. Additional improvements include 3-Phase electrical service, a private water well, and an on-site septic system. This facility offers a rare combination of new construction, acreage, security, and immediate occupancy in the Midland market. Available October 1, 2026 - Contact Amy Brasher Barnett or Dakota Flowers for details

LOCATION OVERVIEW

From Midland International Air & Space Port, head east on La Force Blvd and get on I-20 Business Loop East, continue before following SCR 1250 to the I-20 Frontage Road. Proceed along the I-20 Frontage Road and continue south on SCR 1210 (S Midkiff Road). Turn left and continue briefly to arrive at the destination.

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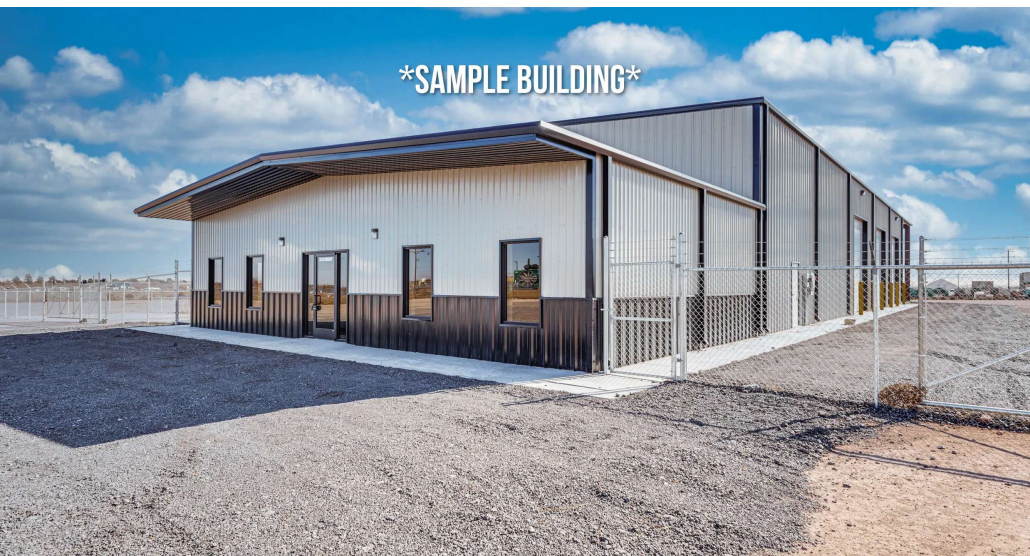
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 8,750 SF on 3.11 Acres
- 1,500 SF Office
- 4 Private Offices, Reception, Conference Room, Breakroom
- 6,500 SF Shop
- 22' Ceiling Height
- 5-ton Crane Ready
- (7) 14'x16' Overhead Doors
- 1,250 SF Covered Wash-Bay with (2) 1,500-Gallon Underground Poly Tanks
- 3-Phase Power, Water Well, Septic
- Fully Fenced with (2) 20' Rolling Gates
- Available 10/1/2026



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ADDITIONAL PHOTOS



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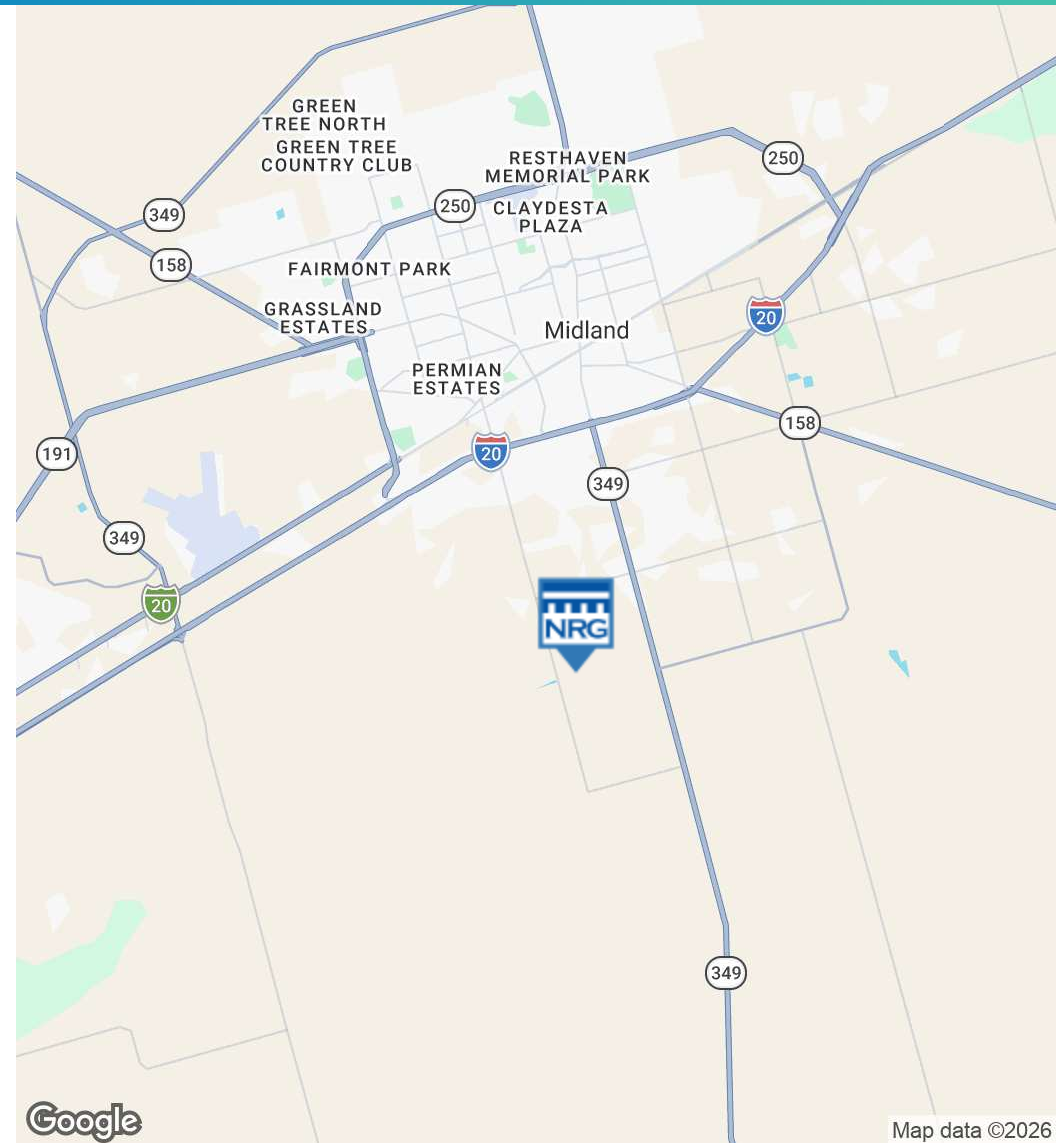
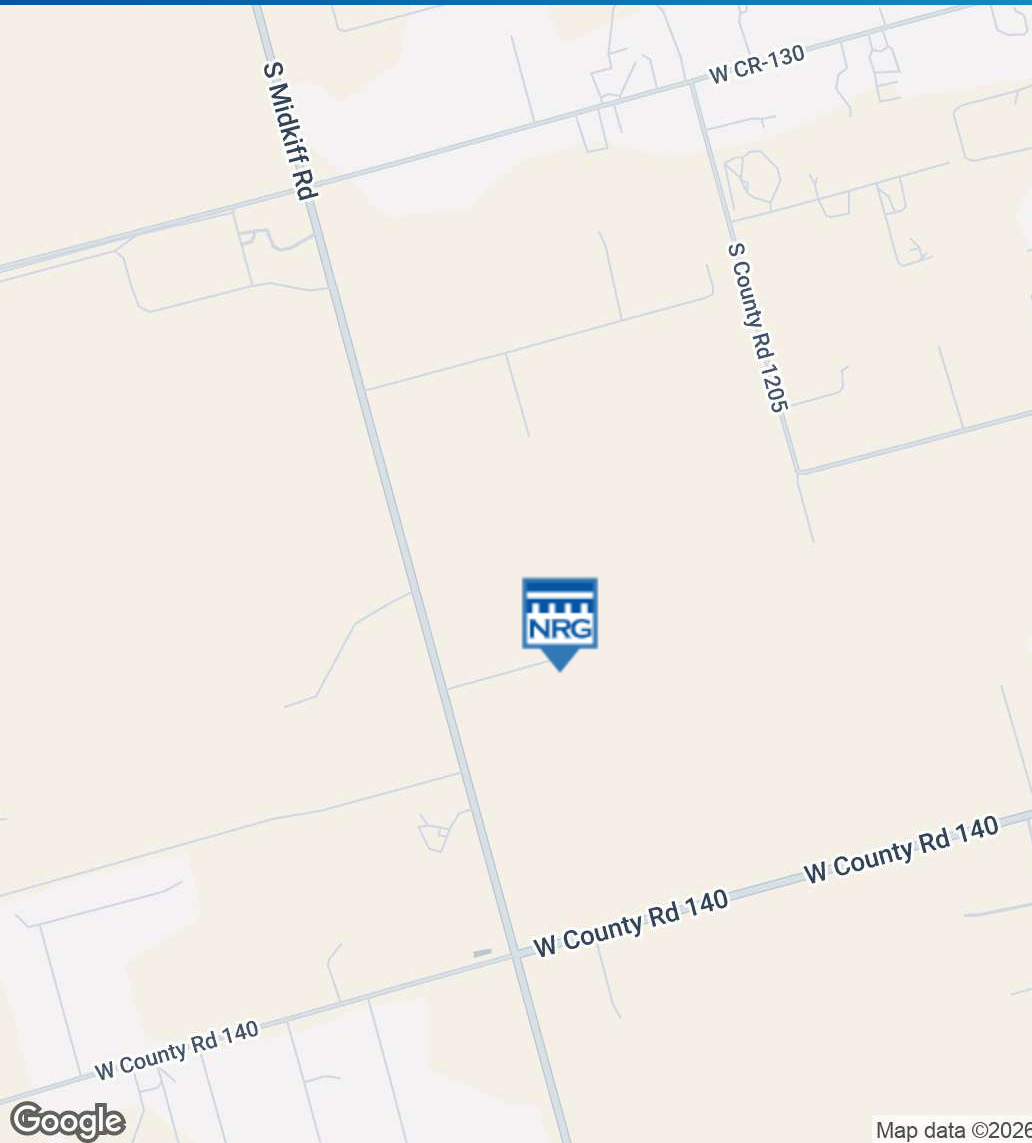
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LOCATION MAP



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Information About Brokerage Services

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

11-2-2015



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:
 - 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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Dakota Flowers	823743	dakota.flowers@nrgrealtygroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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