

Industrial Building + Expansive Yard on ±3.66 Acres

FOR LEASE

1610 East County Road 153, Midland, TX



Larry Nielsen, President IWI REALTY
C: 432.260.0088
E: larry@IWIREALTY.COM
Website: iwiRealty.com



**IWI
REALTY**

A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW

| | |
|----------------------|------------------------------|
| Monthly Rate | \$6,000 / Month (NNN) |
| Building Size | 3,000 SF |
| Year Built | 2020 |
| Zoning | No Know Restrictions |



PROPERTY HIGHLIGHTS

- 3,000 SF on 3.16 Acres
- 1,000 SF Office Space
- (2) 14' x14' Overhead doors
- No Zoning
- 16' Eave Height
- AT&T Fiber Internet
- 3-Phase power, Well, Septic
- Office + service layout
- Large yard for equipment or parking
- Near I-20 in East Midland

PROPERTY DESCRIPTION



Located at 1610 East County Road 153 in Midland, Texas, this industrial property offers a functional building and expansive yard well-suited for a variety of owner-user or service-based operations. The site spans approximately 3.66 acres and is improved with a 3,000± square foot building designed for efficient day-to-day operations. The building includes three private offices and two restrooms, providing a practical layout for administrative and operational use. The balance of the acreage offers ample outdoor space suitable for yard storage, equipment parking, or future expansion.



LOCATION OVERVIEW

1610 East County Road 153 is strategically positioned on the east side of Midland, Texas, offering efficient access to the Permian Basin's primary transportation corridors. The property sits just north of Interstate 20, providing quick connectivity to Midland, Odessa, and surrounding oilfield service hubs. Surrounded by active industrial and oilfield operations, the location is well-suited for yard storage, equipment staging, service operations, or other industrial uses requiring accessibility, visibility, and proximity to Midland's core energy infrastructure.



LOCATION OVERVIEW

LOCATION OVERVIEW



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



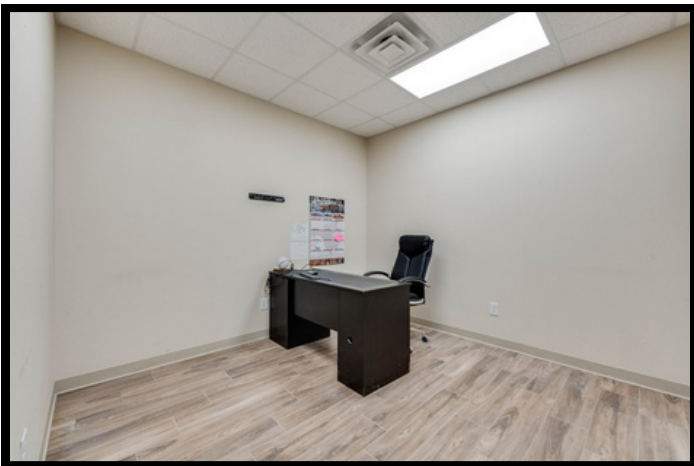
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





IWI REALTY

AGENT

Larry Nielsen, President
Phone No. 432.260.0088
Email Address:
larry@iwirealty.com
Website: iwirealty.com
Lic. No. 680101



BROKERAGE

Res and Ranch, LLC – Lic. No. 9012169
Matthew Hoyt – Lic. No.656276
2123 FM 473
Kendalia, TX 78027
Phone No. 512.829.3580

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