

# 10-TON CRANE, WASH-BAY, LIVING QUARTERS

Lot 1 W County Rd 122, Midland, TX 79703

INDUSTRIAL FOR SALE AND FOR LEASE



**JUSTIN DODD**

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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,950,000
Price / SF:	\$191.18
Lease Rate:	\$19,500 /Mo (NNN)
Building Size:	10,200 SF
Lot Size:	5 Acres
Year Built:	2023
Zoning:	County, None

[VIEW VIDEO](#)

## PROPERTY OVERVIEW

Crane served shop with housing in the Antelope Trail area of Midland, TX. This property features 10,200 SF on 5 Acres available for lease. There is 1,500 SF of 1st floor office space including a welcoming reception area, 6 private offices, large conference room, break room, and 2 restrooms. The 2nd floor is a 4 bedroom apartment totaling 1,500 SF. The apartment set-up has 4 beds, 2 shared baths, kitchen/living room and laundry. 5,700 SF shop features (1) 10-ton crane and (6) 14'x16' overhead doors forming 3 drive-through bays. The 1,500 SF wash-bay sits on the back of the shop. Developer can add utility hook-ups for man camp trailers. Premium location with industrial amenities - contact Justin Dodd to secure this space today.

## LOCATION OVERVIEW

Commonly known as the Antelope Trail area, this industrial park is 1.3 miles southwest from the I-20 and SH Loop 250 intersection. Easy access via I-20 to all the major thoroughfares located in Midland/Odessa. Approximately 8 miles from Midland International Airport. Outside City Limits.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 10,200 SF on 5 Acres
- 1,500 SF 1st Floor Office
- 6 Private Offices, Large Conference Room
- 1,500 SF 2nd Floor 4 Bed/2 Bath Apartment
- 5,700 SF Enclosed Shop
- 10-ton Bridge Crane
- (6) 14'x16' Overhead Doors
- 1,500 SF Wash-Bay
- NNN estimated at \$1.50 PSF



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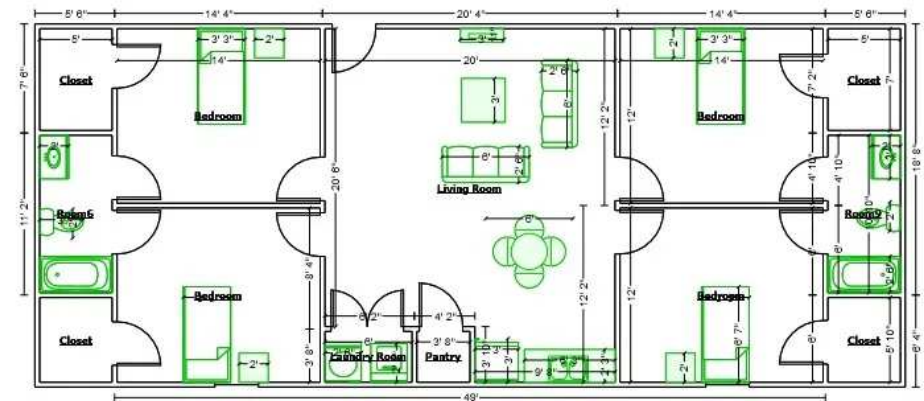
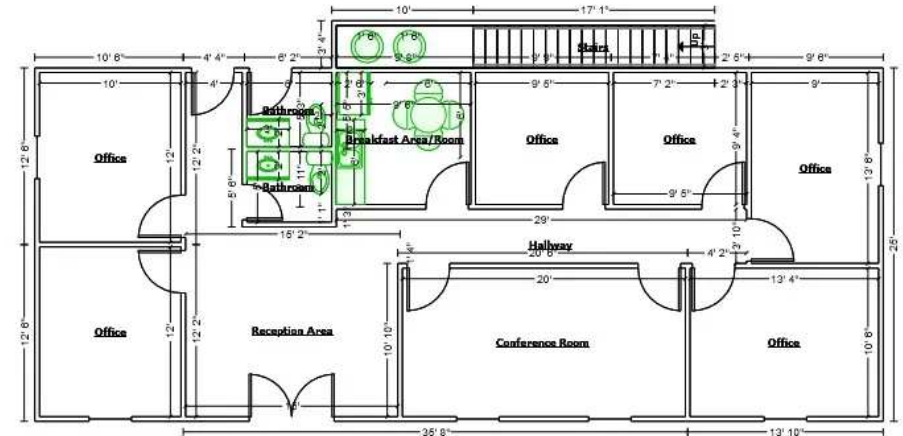
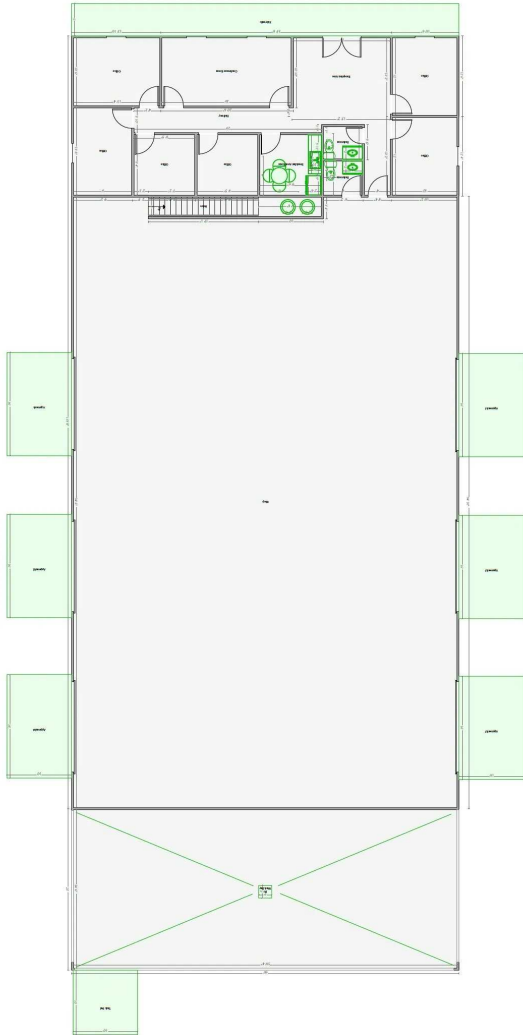
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FLOOR PLANS



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AREA MAPS

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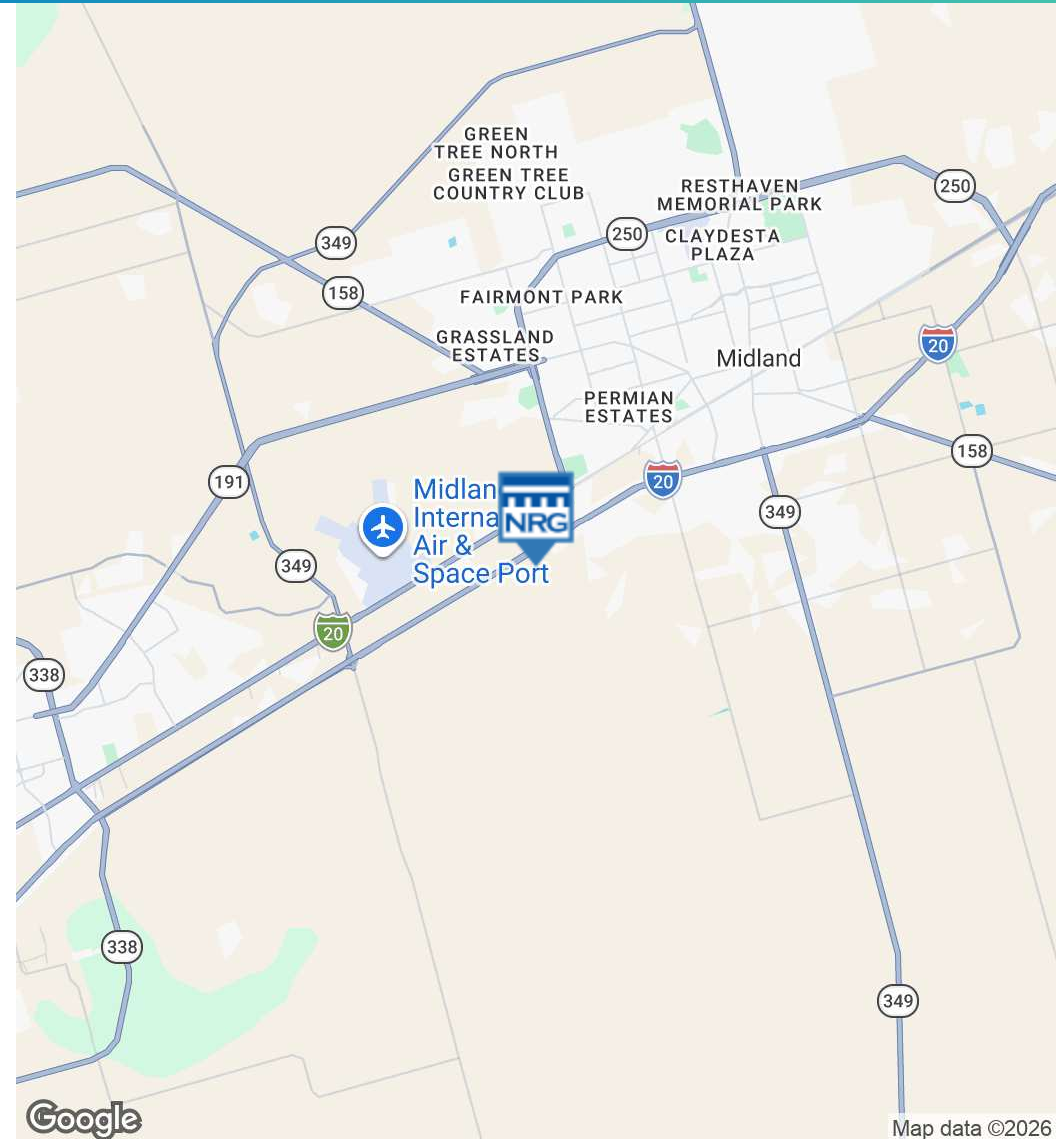
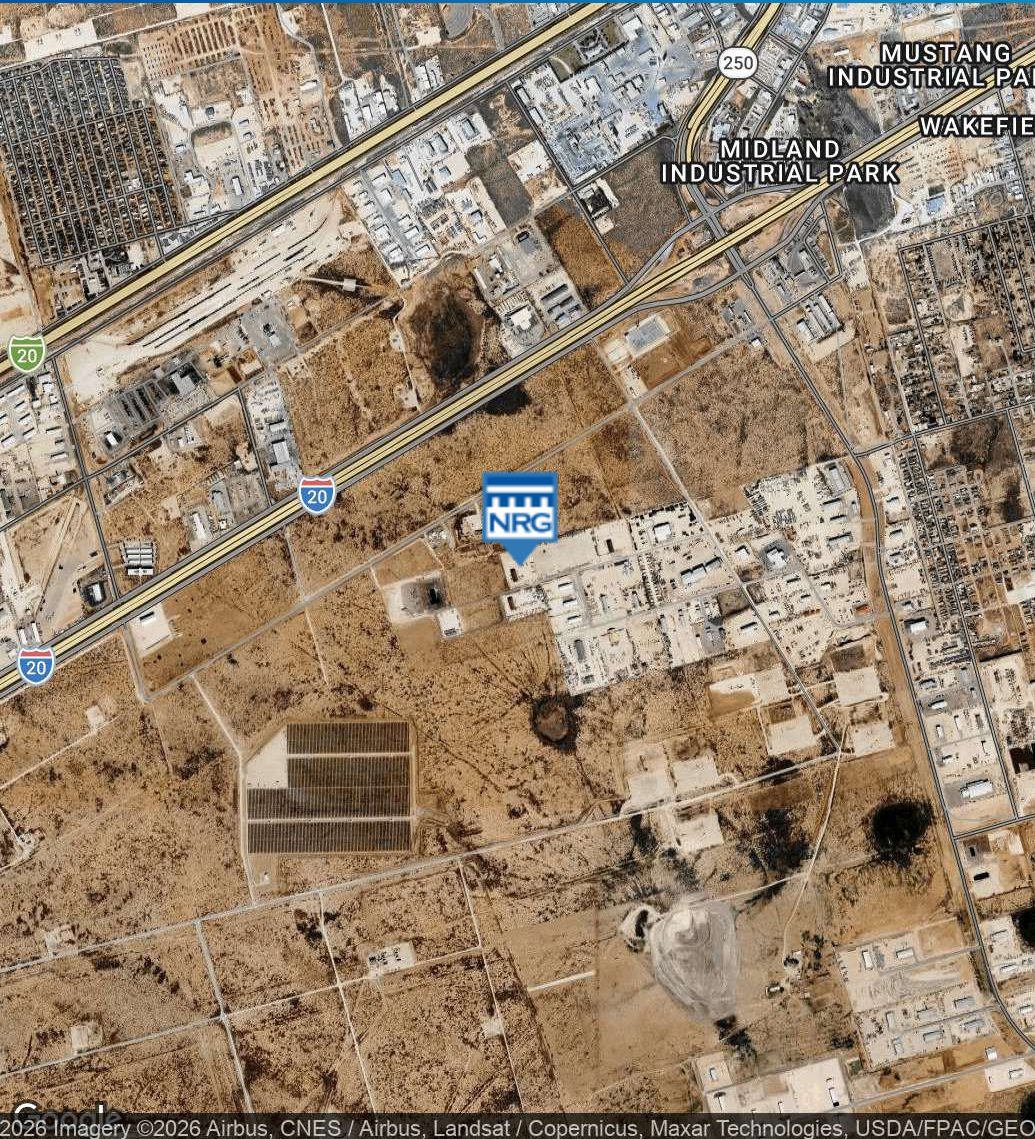
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LOCATION MAP



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Google 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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Designated Broker of Firm	License No.	Email	Phone
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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](http://www.trec.texas.gov)

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Total Directional

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## LOT 1 W COUNTY RD 122, MIDLAND, TX 79703

### CONTACT BROKERS:

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### NRG REALTY GROUP

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