

# High-Function Industrial Facility with Crane & Covered Wash Bay



## For Sale

## 2408 E COUNTY ROAD 130 MIDLAND, TX

*5-Ton Crane Ready Shop on +/- 2.52 Acres*



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## IWI REALTY

*A Group of Res and Ranch, LLC*



8,750 SF



5-TON CRANE  
READY



3-PHASE  
POWER



3 DRIVE-  
THROUGH BAYS

## Property Overview

Sale Price	\$1,697,500
Sale Price \$/PSF/YR	\$194
Year Built	2025
Zoning	County - No Known Restrictions

## Property Highlights

- ±8,750 SF industrial building on ±2.52 acres
- 1,500 SF office
- 6,500 SF warehouse
- 22' eave height
- (3) drive-through bays
- (7) 14' x 14' overhead doors
- 5-ton crane ready
- 1,250 SF covered wash bay
- 3-phase electrical service | water well | septic system
- Fenced and secured
- (2) 20' rolling gates
- (4) offices, reception, break room, (2) restrooms, shower

2408 E County Road 130, Midland, TX



# Property Description

Brand new 8,750 SF industrial building on +/- 2.52 acres in Midland's southeast quadrant. The property fronts East County Road 130 in a fast-growing industrial park. The improvements total 8,750 SF, including a 1,500 SF office, 6,500 SF warehouse (120' x 50'), and a 1,250 SF covered wash bay. The office space is 1,500 SF with (4) private offices, a conference room, reception area, break room, and (2) restrooms. The warehouse includes (3) drive-through bays and (1) drive-in bay from the wash bay, with (7) 14'x14' overhead doors and a 22' eave height. The shop is equipped with a 5-ton crane and a shop restroom with a shower. The covered wash bay drains into (2) underground 1,500-gallon poly tanks. The yard will be fenced and secured with (2) 20' rolling gates. The property is serviced by a water well, septic system, and 3-phase electrical service.

IDEAL FOR

*Ideal for industrial owner-users requiring crane capability, wash bay access, and secured yard space.*



2408 E County Road 130, Midland, TX



# Location Overview

This property is located in the southeast quadrant of Midland, TX, home to the most prolific oil and gas shale play, the Permian Basin. The Permian Basin is a critical driver of the U.S. energy sector, contributing significantly to domestic oil production and influencing global energy markets. Its vast reserves and advanced extraction technologies support economic growth in surrounding areas and play a key role in enhancing energy independence and sustainability for the nation.



## Directions to the Property

From Midland, take I-20 Frontage Rd east to CR 126 / CR 130, continue north on CR 126, turn left onto E County Rd 130, and proceed approximately 1 mile. The property is at 2408 E County Rd 130 on the right.



2408 E County Road 130, Midland, TX



# Property Photos



2408 E County Road 130, Midland, TX



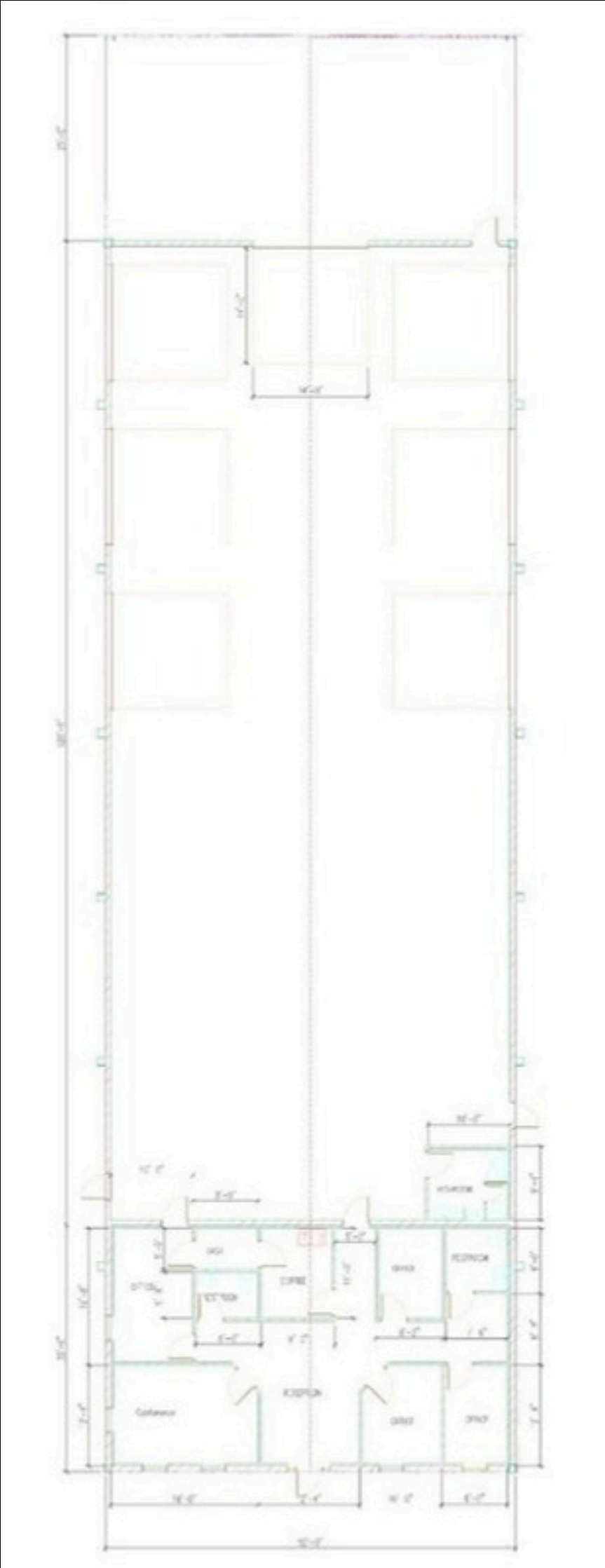
# Aerial View



2408 E County Road 130, Midland, TX



# Floor Plans



2408 E County Road 130, Midland, TX

# 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

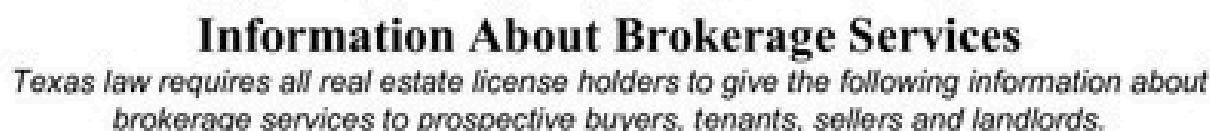
- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation 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







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- **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.

- 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.

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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