

New Turnkey 10,125 SF Building | Crane-Ready | ±4.32 Acres Fully Fenced

FOR LEASE

5522 S County Rd 1160, Midland, TX 79706



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**IWI
REALTY**

A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS

Lease Rate	\$17,500.00 / Mo (NNN)
Lease \$/PSF/YR	\$20.75
Year Built	2025
Zoning	County- No Known Restrictions



PROPERTY HIGHLIGHTS

- **10,125 SF Industrial Property**
- **±4.32 acres | secured**
- **2,000 SF office | (5) private**
- **6,500 SF Shop (100' x 65')**
- **Shop Eave: 24'**
- **Office Eave: 12'**
- **5-ton crane ready**
- **1,625 SF Covered wash bay**
- **3-phase**
- **Septic System | water well**

PROPERTY DESCRIPTION

- 10,125 SF industrial property situated on ±4.32 acres with ample outside storage
- Located on Midland's east side

Office Space – 2,000 SF (40' x 50' x 12')

- (5) private offices (10' x 12')
- Reception area
- 18' x 12' conference room
- Coffee/break area
- (2) restrooms

Shop – 6,500 SF (100' x 65' x 24')

- (2) shop restrooms, including employee shower
- 5-ton crane ready
- (6) overhead doors (14' x 16')
- Configured as (3) drive-through bays

Covered Wash Bay – 1,625 SF (25' x 65' x 24')

- Centrally located drain system
- Drains into (2) 1,500-gallon buried poly tanks

Utilities & Site Features

- 3-phase power
- Water well
- Septic system
- Fully fenced and secured

Access via (2) 20' cantilever gates for ingress and egress



LOCATION OVERVIEW



IDEAL FOR

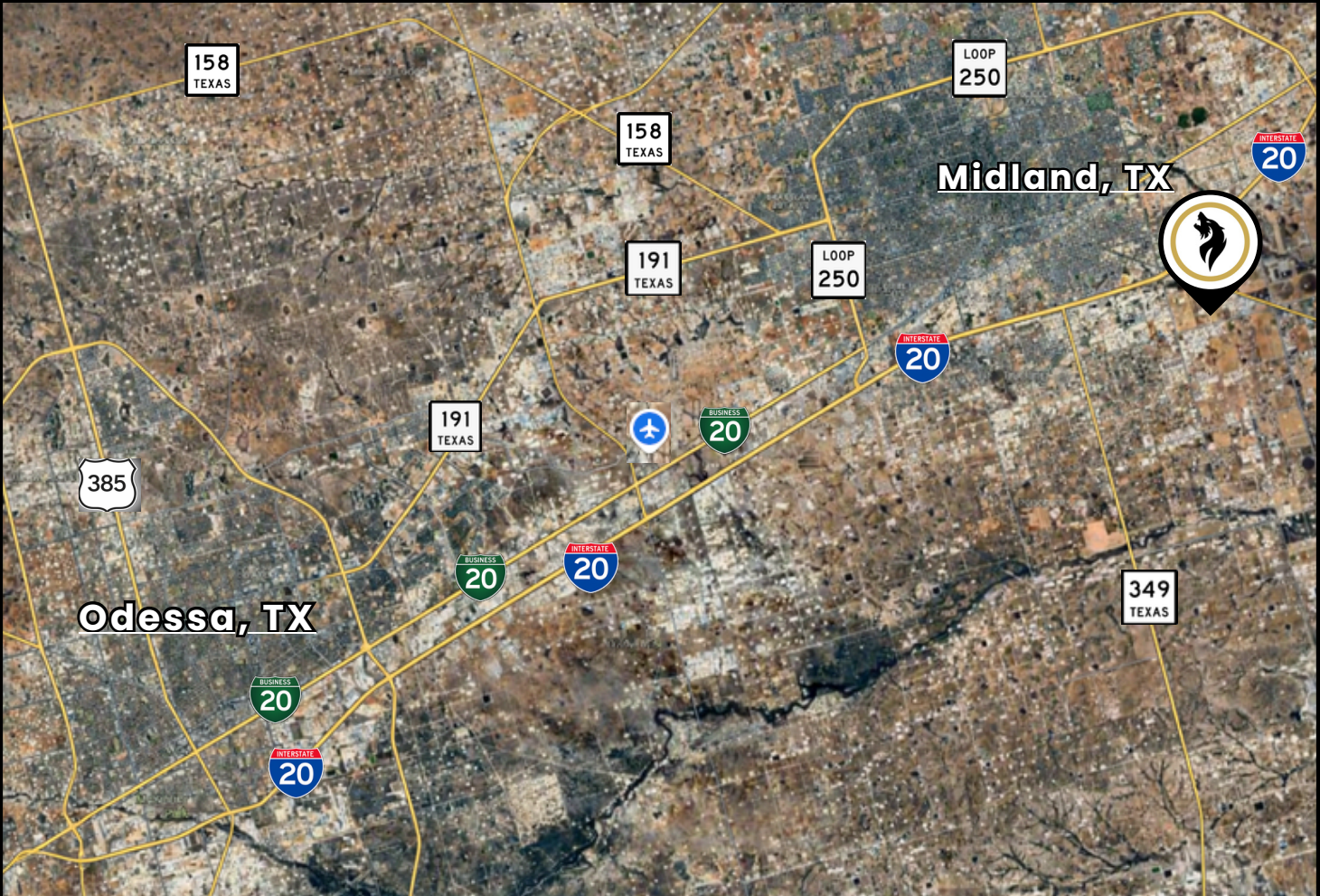
- Oilfield service companies
- Equipment maintenance operations
- Fleet-based businesses
- Fabrication/welding shops

LOCATION OVERVIEW

Distance to:

- I-20: ~5 miles (± 10 min)
- Midland: ~9 miles (± 15 min)
- Odessa: ~23 miles (± 30 min)
- Midland Airport (MAF): ~13 miles (± 18 min)

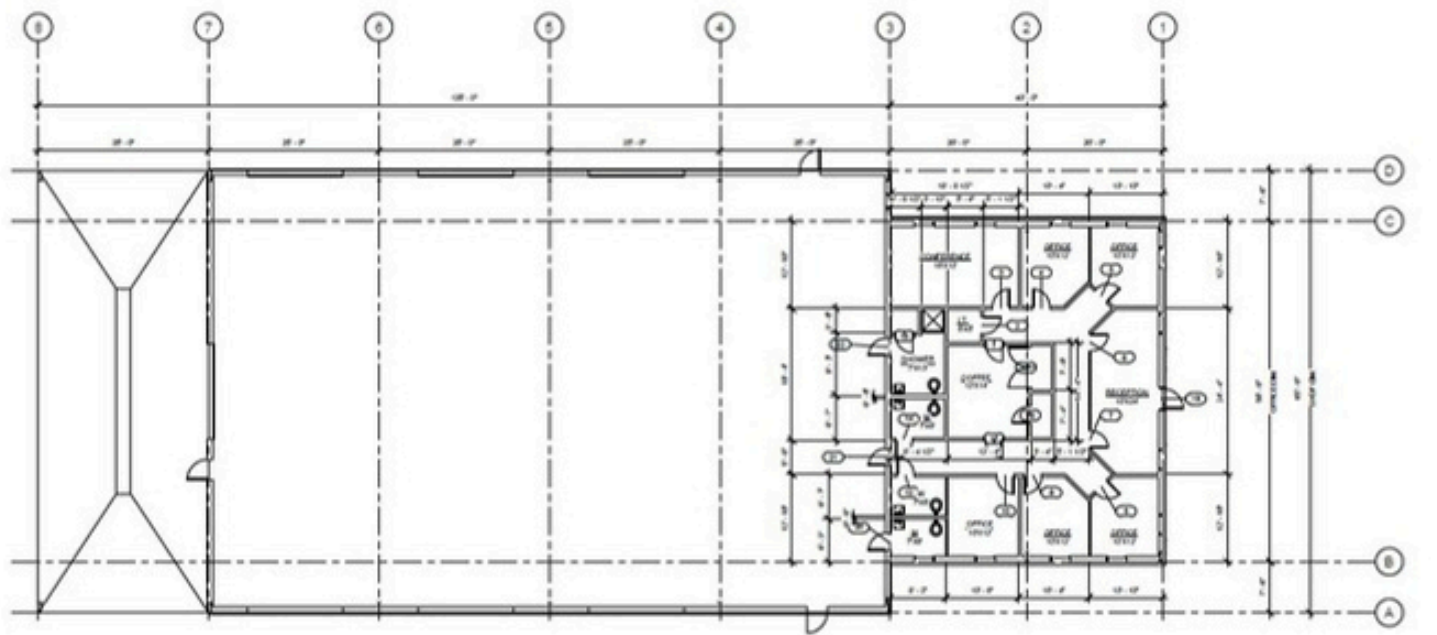
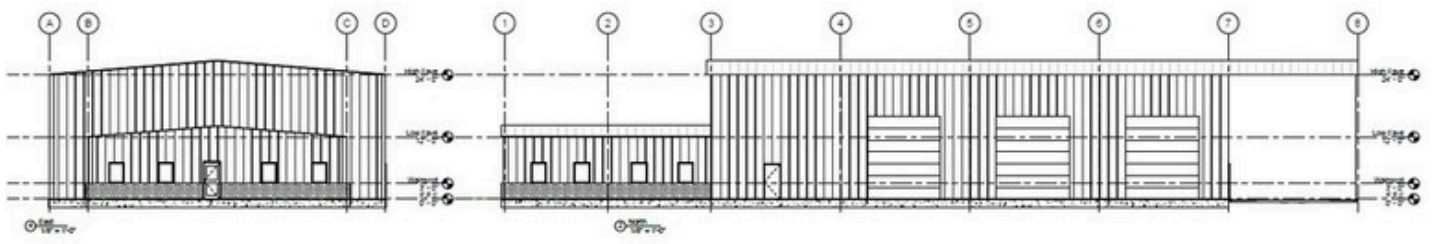
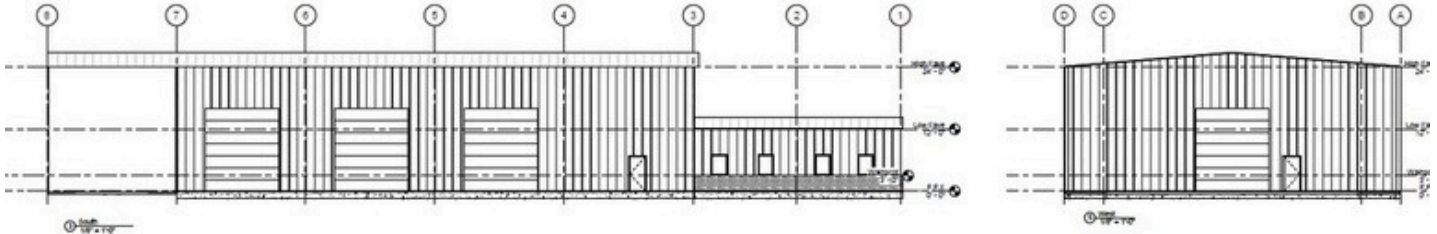
Located in Midland, Texas—at the heart of the Permian Basin—this property offers direct access to one of the nation’s most active oil and gas regions. Positioned near I-20 and Highway 158, it provides efficient connectivity to key drilling sites, oilfield services, and regional infrastructure across Midland, Odessa, and the broader basin.



FLOOR PLAN



FLOOR PLAN



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PROPERTY PICTURES

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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

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