

# \$7,500,000 - 5612 County Road 1226, Midland

MLS® #1845824

**\$7,500,000**

Bedroom, Bathroom,  
Commercial on 0.00 Acres

N/A, Midland, TX

Introducing an exceptional investment opportunity in the heart of Midland-Odessa at - 5612 S County Road 1226, Midland, TX 79706. This NNN leased industrial property boasts a cap rate of 8.00 with a reliable tenant and a lease term of 5 years plus (4) 3-year options with rent increases. Situated on a 10-acre lot, the property features approximately 29,000 SF of under-roof space, including a large front building with office and shop areas that include a reception area, high-quality office spaces, a conference room, laboratory, breakroom, and restrooms. The site also offers two large additional warehouse buildings and expansive yard space for equipment storage. Benefitting from its strategic location near major highways and energy sector activity, this property provides easy access to I-20 and key infrastructure. Don't miss this opportunity to acquire a prime industrial asset in a highly sought-after area.

Built in 2018

## Essential Information

|            |                           |
|------------|---------------------------|
| MLS® #     | 1845824                   |
| Price      | \$7,500,000               |
| Acres      | 0.00                      |
| Year Built | 2018                      |
| Type       | Commercial                |
| Sub-Type   | OfcWrhs/IndPrk/Manfc/Dist |
| Status     | Active                    |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5612 County Road 1226 |
| Area        | 3100                  |
| Subdivision | N/A                   |
| City        | Midland               |
| County      | Midland               |
| State       | TX                    |
| Zip Code    | 79706                 |

**Amenities**

|                |                    |
|----------------|--------------------|
| Utilities      | Electricity, Water |
| Parking Spaces | 50                 |

**Interior**

|              |     |
|--------------|-----|
| # of Stories | 0.0 |
|--------------|-----|

**Exterior**

|              |       |
|--------------|-------|
| Roof         | Metal |
| Construction | Metal |

**School Information**

|          |                |
|----------|----------------|
| District | Not Applicable |
|----------|----------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 199                 |
| Zoning         | C                   |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Landry Wells         |
| Listing Office | Wellstone Properties |

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