



169 FM 869, Pecos



Highlights



- 22,500 sq ft industrial complex with multiple specialized work areas
- 12 overhead doors, 10-ton crane, full yard lighting
- 8 offices, conference room, reception, with private bathrooms
- Integrated kitchen, shop facilities, on-site fuel station
- \$34,500 monthly (NNN) rental rate
- Total acreage: 19 acres



Pricing

We are pleased to present this exceptional industrial property located in Pecos, Texas. This newly constructed warehouse offers a prime opportunity for investors and businesses.

Type of lease: NNN

Total square footage: 22,500 sq ft

Total acreage: 19 acres

Price: \$34,500/month



Shop Space



Main shop

- 22' eve height
- 10-ton crane ready
- 2,500 sq ft wash bay
- Total shop space 10,000 sq ft
- Eight 16'x14' over head doors



Paint shop

- 22' eve height
- Total space 5,000 sq ft
- Four 12'x12 doors
- Two 16'x16' doors
- Shop bathroom with shower and kitchen

Office Space & Other Amenities

Office:

- 8 large offices (5,000 sq ft in total)
- Main office has a private bathroom with a shower
- Conference room
- Reception

Other amenities:

- Fuel station on the lot
- Full yard lighting



Transportation & Nearby Businesses



I-20

Approximately 10 miles from
Interstate 20



Pecos Airport

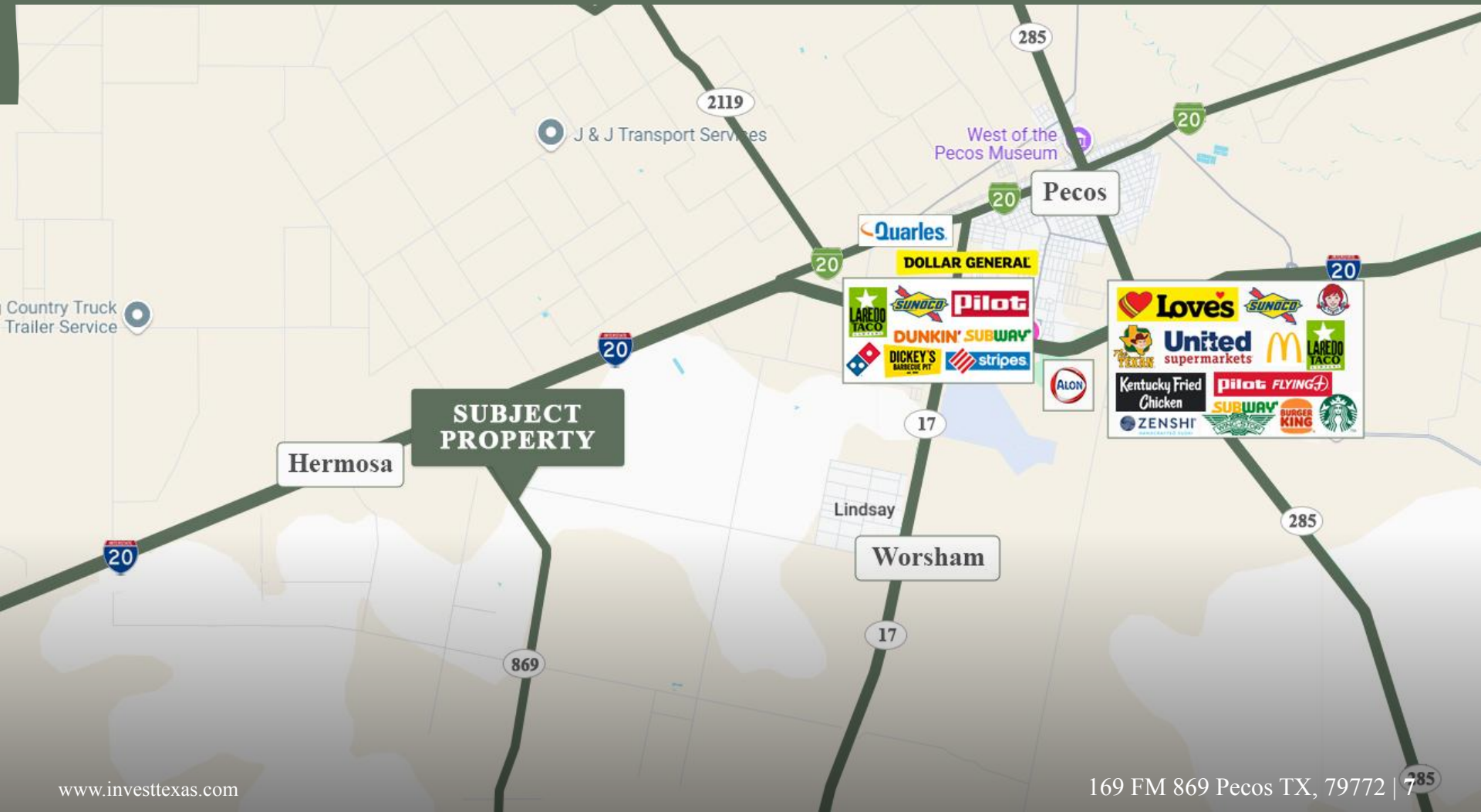
Close proximity to Pecos municipal
airport



Businesses nearby

Local companies supporting
oilfield operations





Contact Us

Don't miss this chance to lease a prime Pecos industrial property with exceptional operational capabilities!

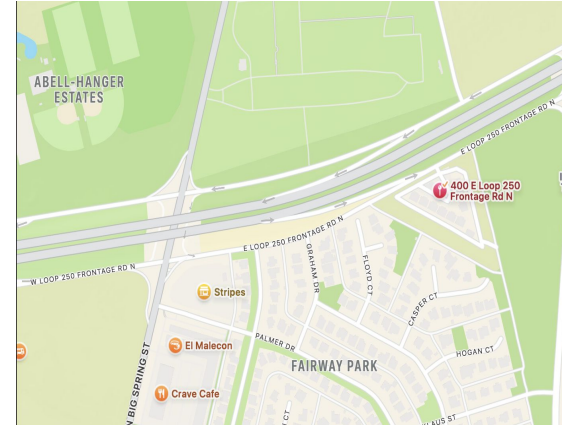
This 22,500 sq ft facility offers unparalleled workspace solutions in the heart of the Permian Basin.

For more information or to schedule an exclusive property tour, contact our team.



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