



*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

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## Other amenities:

- Fuel station on the lot
- Full yard lighting



# Transportation & Nearby Businesses



## I-20

Approximately 10 miles from Interstate 20



## Pecos Airport

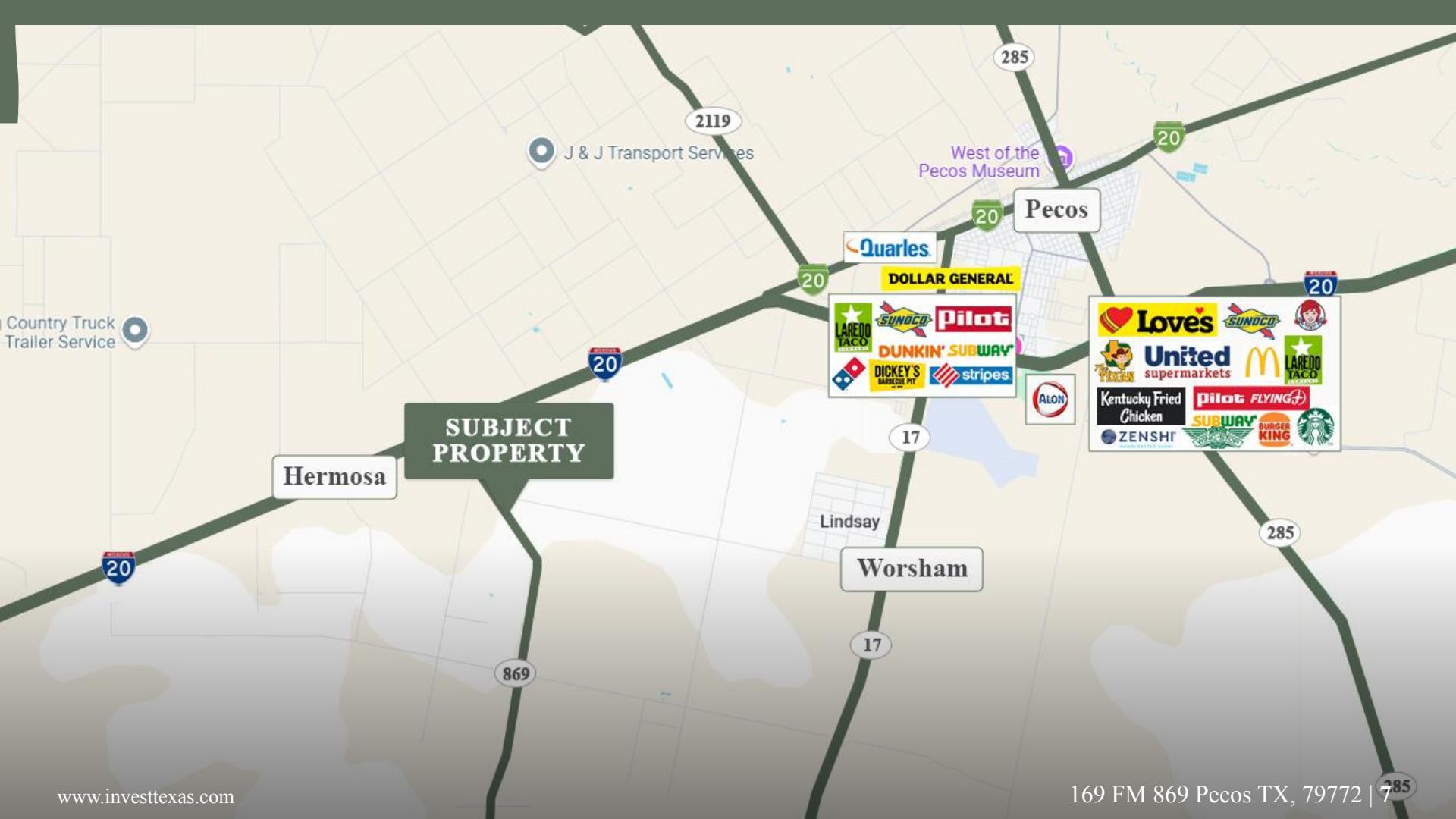
Close proximity to Pecos municipal airport



## 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!

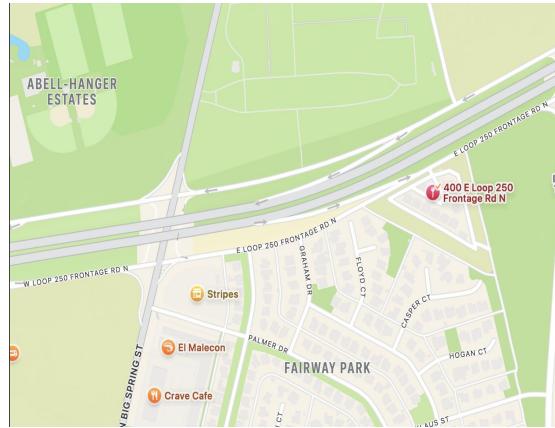
This 22,500 sq ft facility offers unparalleled workspace solutions in the heart of the Permian Basin.

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



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