

Industrial For Sale

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

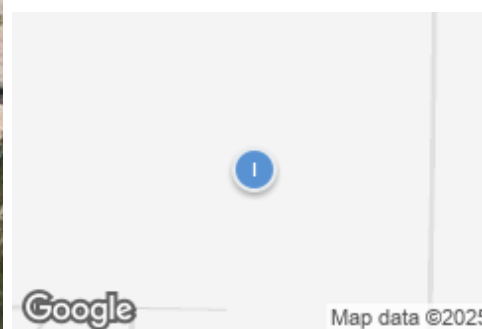
Gas Plant Industrial Park

1214 Gas Plant Road , San Angelo, TX, 76904

Industrial: Warehouse/Office For Sale

Prepared on July 17, 2025

1 of 1 Listings



Listing Details | Industrial For Sale

| | | | |
|-----------------------|-----------------------------|-------------------|-------------|
| Total Available Space | Unknown | Days On Market | 5 days |
| Asking Price | \$6,200,000 | Date Listed | 7/12/2025 |
| Listing Price Per SF | \$25.31 | Last Modified | 7/17/2025 |
| Cap Rate (Actual) | - | Listing ID | 42982724 |
| Total Expenses | \$68,787 | Electric Service | - |
| Investment | Yes | Ceiling Height | 20 - 48 ft |
| Signage | On Building & Free-Standing | Dock High Doors | Not present |
| Show Instructions | Call broker | Grade Level Doors | 40 |
| Tax Year | 2025 | Owner Occupied | Yes |
| Real Estate Taxes | \$68,787 in 2025 | Parking Spaces | - |
| Vacant | No | Water | - |
| Available Date | Now | Sanitary Sewer | - |

Description

1214 Gas Plant Road | Industrial Campus For Sale

Exceptional industrial facility on ±114 acres across two parcels. The site features over 245,000+/- SF across 10 buildings, with asphalt paving throughout, wash bays, and extensive infrastructure ideal for industrial use.

Improvements include a mix of office, warehouse, and specialized facilities such as a blast shop, paint shop, and crane-served warehouses. Ceiling heights range up to 45 feet, with multiple buildings offering drive-through bays, cranes (1-15 ton), and heavy power.

Key buildings include:

- 50,000 SF 2-story office at the main entrance
- 48,000 SF whse with office mezzanine (Bldg 200)
- 43,900 SF crane warehouse with 10-ton cranes and 2nd-floor office space (Bldg 400)
- 44,800 SF high-clearance warehouse with multiple cranes and attached office (Bldg 1000)
- 16,300 SF paint facility and 9,600 SF blast shop

Warehouse sizes range from 3,000 SF to 48,000 SF, with varied shop layouts to support manufacturing, logistics, and heavy equipment operations. Rare

opportunity for a large-scale industrial user or investor.
Check out our video presentation at <https://youtu.be/kwshq3B8ell>

Property Features

Location Details

| | |
|---------|--|
| Address | 1214 Gas Plant Road , San Angelo, TX,... |
| Zoning | MH |
| County | Tom Green |

| | |
|--------------|-------------------|
| Parcels | R104889 |
| Name | 1214 Gas Plant Rd |
| Cross Street | Shahan Rd |

Building Details

| | |
|----------------------|-----------------------------|
| Sub Type | Warehouse/Office |
| Building Status | Existing |
| Building Size | 245,000 SF |
| Land Size | 114.01 Acres / 4,966,242 SF |
| Number of Buildings | 10 |
| Number of Floors | 2 |
| Year Built/Renovated | - |
| Primary Constr. Type | Framed |
| Occupancy Type | Single Tenant |
| Yard | Yes: Fenced and Paved |
| Electricity | - |
| Ceiling Height | 20 - 48 ft |

| | |
|-------------------|-------------|
| Dock High Doors | Not present |
| Grade Level Doors | 40 |
| Rail Doors | Not present |
| Sprinklers | - |
| Rail Service | No |
| Cranes | Present |
| Crane Tonnage | 1 - 15 Ton |
| Air Conditioned | Yes |
| Heated | Yes |
| Owner Occupied | Yes |
| Warehouse HVAC | No |

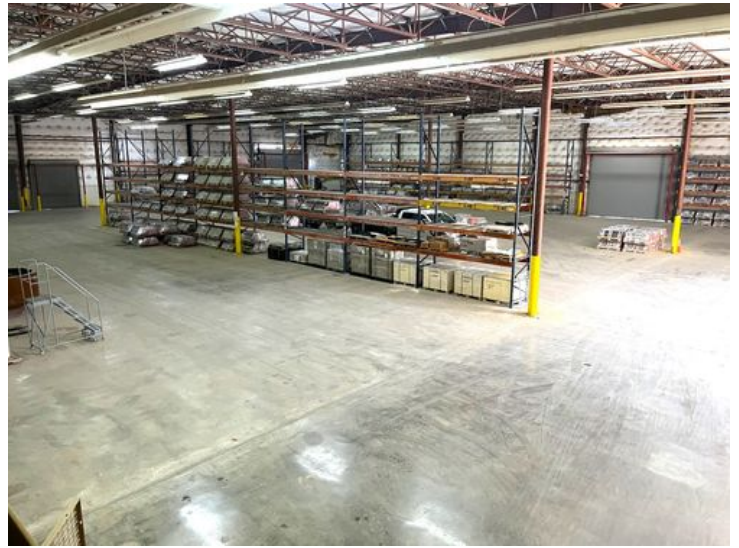
Property Listings

1 Listing | --- | \$6,200,000

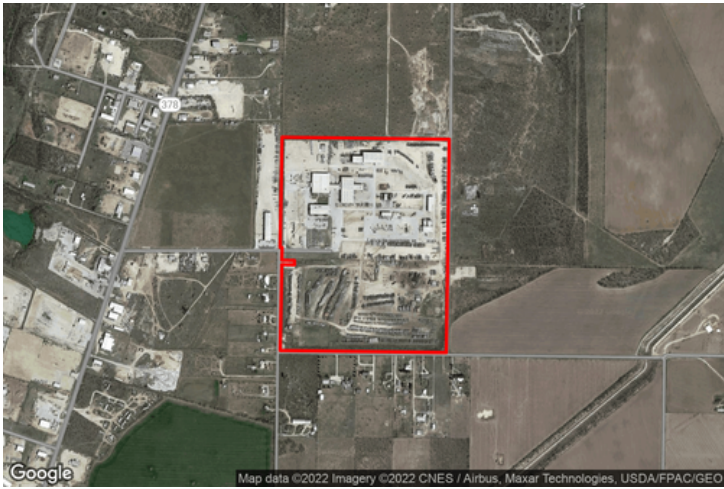
| Type | Space Use | Suite | Available Space | Rate | Available | Clr Ht | Doors | Office | Yard | Power |
|----------|---------------|-------|-----------------|-------------|-----------|--------|-------|--------|------|-------|
| For Sale | Oil Servic... | - | - | \$6,200,000 | Now | - | - | - | - | - |

Additional Photos













Contact



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