



# PRICE REDUCTION

PRICE: \$17.00 SF/YR

## 8511 W INTERSTATE 20

Midland, TX 79706

**Wes Gotcher**

Broker | President  
432.682.2510

wes@moriahgroup.net

**Trey Dennis**

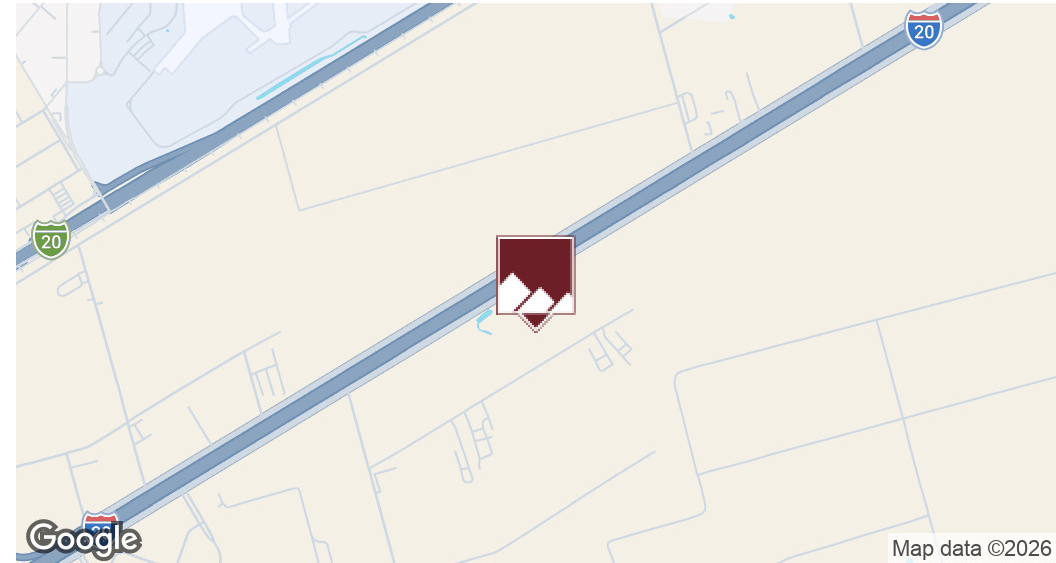
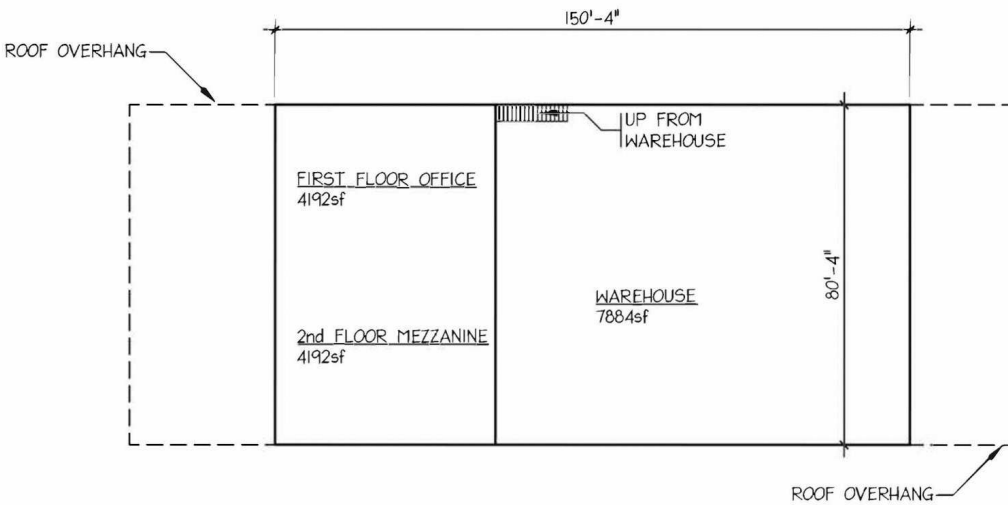
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432.236.7500

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## Property Description

8511 W Interstate 20 features a 7,884-square-foot warehouse equipped with three oversized drive-in doors on each side, allowing for efficient cross-dock loading, as well as an additional drive-in door at the rear. The facility is powered for heavy industrial use, making it suitable for a wide range of operational needs. The property also offers 4,192 square feet of finished office space on the first floor, along with a second-floor mezzanine of equal size, suitable for light storage.

## Property Highlights

- 7,884 SF Warehouse | 4,192 SF Office | 4,192 SF Mezzanine (light storage or office expansion)
- 2,000 SF Covered Wash Bay | 2,400 SF Roof Overhangs at Front & Back of Building - Allows for Covered Loading or Parking
- Fenced & Gated Yard | Industrial Outdoor Storage Available On Site | Signage Available on Front of Building
- Surrounded by a Mix of Industrial & Oilfield Service Users

## Location Description

This 12,076-square-foot industrial warehouse facility sits on a 5-acre lot strategically positioned between Midland and Odessa—placing it at the heart of the Permian Basin. The property offers excellent regional connectivity with close proximity to major thoroughfares, including FM 1788 (less than 2 miles west), providing direct access to Midland International Air & Space Port and connecting to State Highway 191. Loop 250 lies approximately 6 miles to the northeast, offering additional access to Midland's commercial, industrial, and residential areas.

## Offering Summary

Lease Rate:	\$17.00 SF/YR (NNN)
Lot Size:	5 Acres
Building Size:	12,076 SF
Estimated NNNs:	\$2.11/SF

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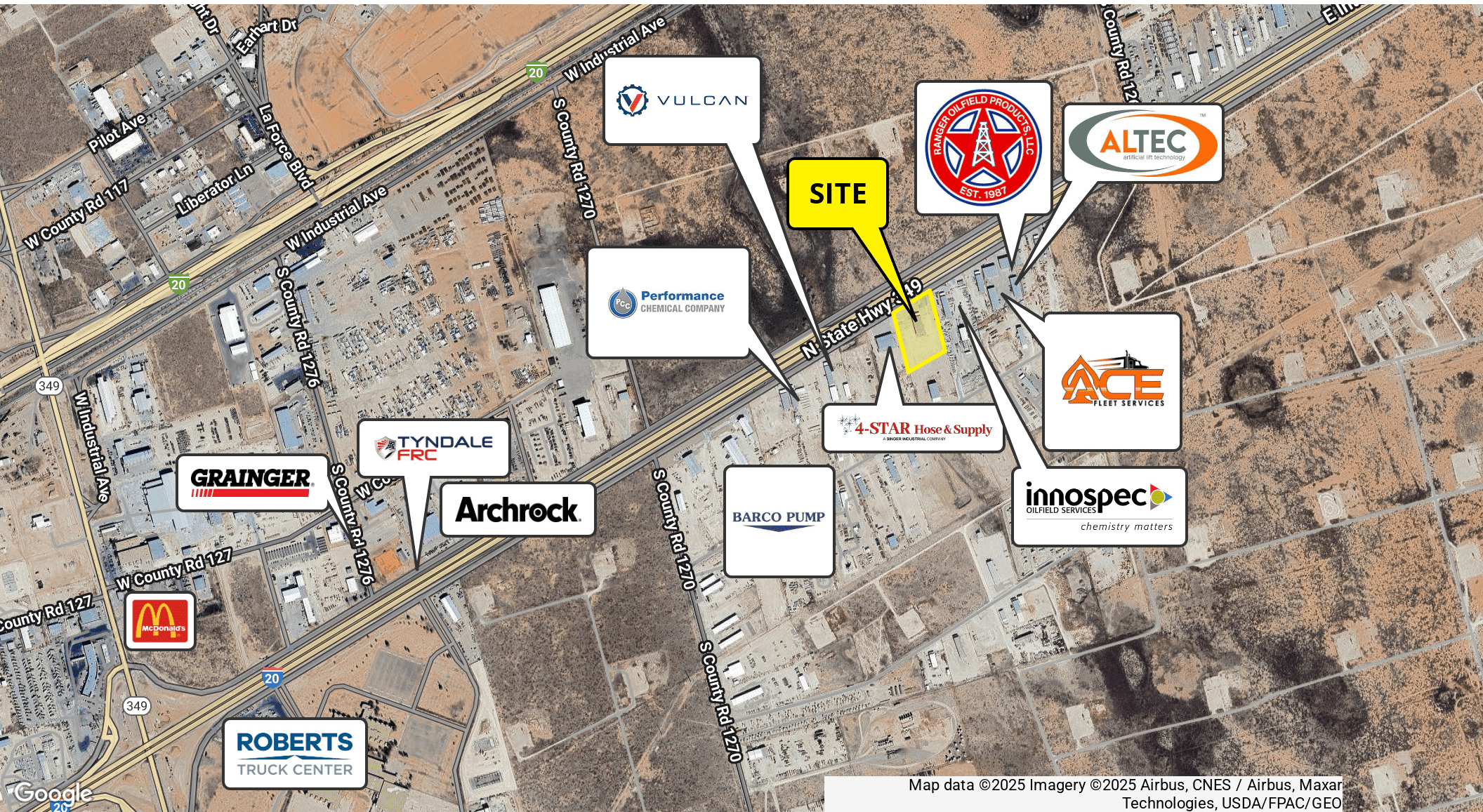
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Broker | President  
432.682.2510  
wes@moriahgroup.net

**Trey Dennis**  
Broker  
432.236.7500  
trey@moriaharealestate.com

**MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: \$17.00 SF/YR

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Broker | President  
432.682.2510  
wes@moriahgroup.net

**Trey Dennis**  
Broker  
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trey@moriahrealstate.com

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## Contact Brokers:

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Broker | President

432.682.2510

wes@moriahgroup.net

### **Trey Dennis**

Broker

432.236.7500

trey@moriahrealestate.com



15 Smith Road, Suite 6004, Midland, TX 79705

432.682.2510 | moriahbrokerageservices.com