



PRICE: \$11,900 PER MONTH

FIRST KEYSTONE PECOS INDUSTRIAL PARK

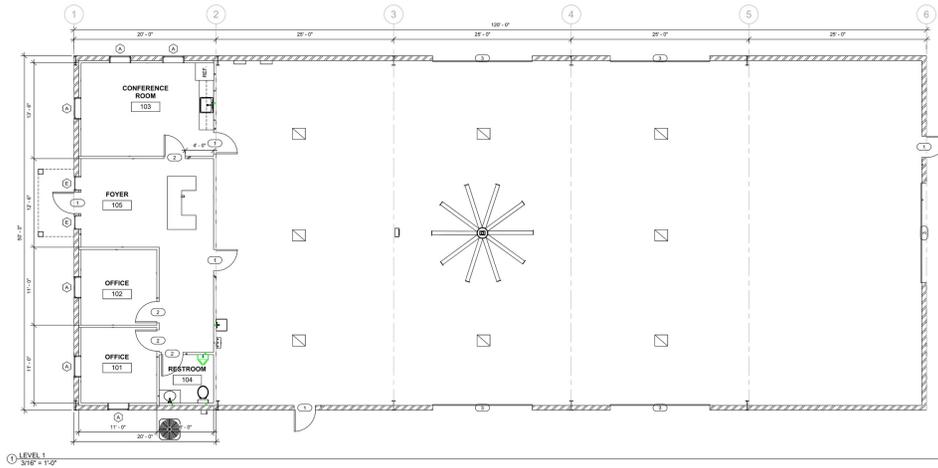
2277 Ocotillo Drive | Pecos, TX 79772

Trey Dennis
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2277 OCOTILLO DRIVE

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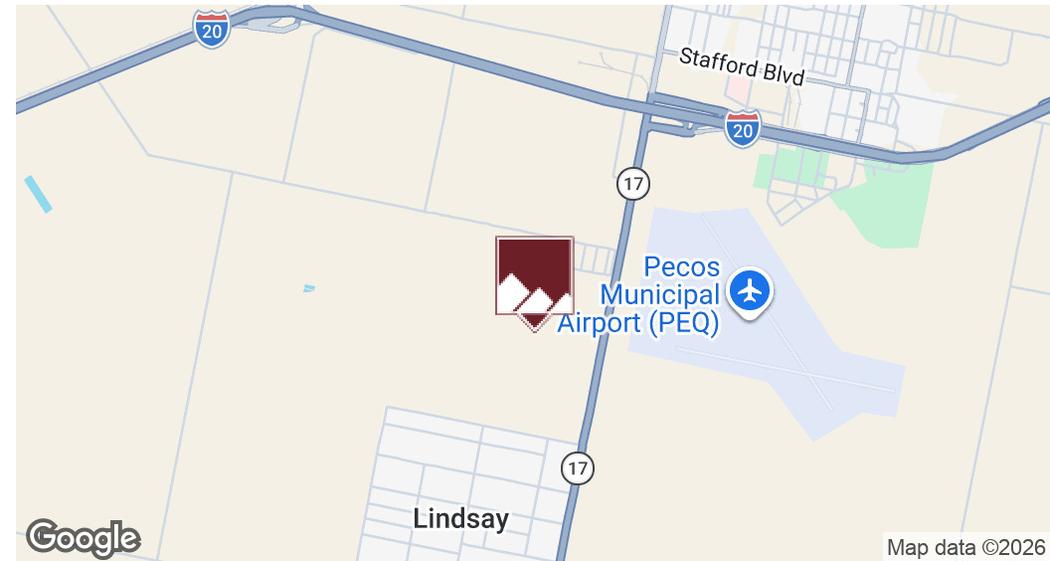


Property Description

Fully permitted and ready-to-build, this 6,000 SF office and shop industrial building at First Keystone Industrial Park will include a 5,000 SF shop and 1,000 SF of office space. The office layout includes private offices, a reception area, kitchen, recessed lighting, drop ceilings, natural light, air conditioning, and central heat. The warehouse will offer 16' eave heights and four 14' overhead doors with electric openers, as well as fans and louvers for ventilation. The property will also include a fully fenced caliche yard, additional front parking, and full utilities in place, including city water and fiber internet, and will be DDA compliant. The building is fully permitted and may be customized to meet a *build-to-suit* tenant's needs.

Available Building Upgrades:

- Shop: Crane, Expandable, Showers
- Yard: Covered Parking, Paving, Wash- Bay, RV hook-ups



Location Description

First Keystone Pecos is the only full-service industrial park serving this fast-growing region. Ideally located within the Pecos city limits, the property sits at SH-17 and CR 204, just half a mile from I-20. Its prime location just off Interstate 20 offers excellent regional connectivity while keeping businesses centrally positioned within the City of Pecos.

Offering Summary

Lease Rate:	\$11,900 per month (NNN)
Lot Size:	2.75 Acres
Building Size:	6,000 SF

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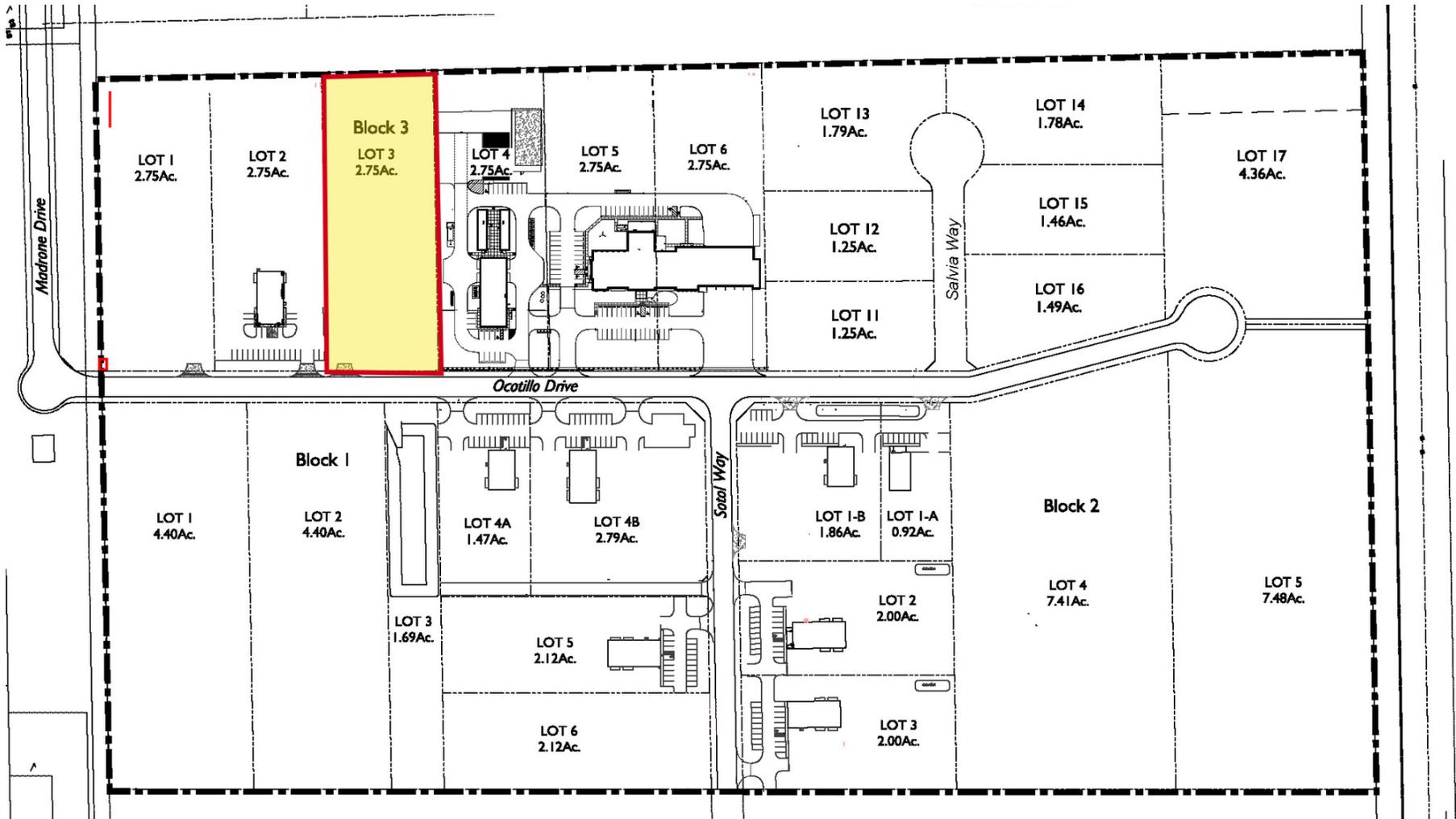
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