

32' TALL, 20-TON CRANE READY, I-20 FRONTAGE FACILITY

TBD Interstate 20, Midland, TX 79706

INDUSTRIAL FOR LEASE



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NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

TBD INTERSTATE 20, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	16,000 SF
Lot Size:	4.933 Acres
Year Built:	2025
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

New industrial park under construction! The developer is building a new 16,000 SF service facility with ~434 feet of frontage along Interstate 20, providing excellent visibility and access. The modern industrial building will feature approximately 2,500 SF of 1st floor office space, 11,760 SF of warehouse, & 2,000 SF wash-bay. The office will be delivered in shell condition and is customizable to suit your needs. The option to finish a 2nd story office is available with additional rent. There will be a locker room in the shop with it's own restroom and shower. This 20-ton crane ready shop is accessible by (8) 16'x16' overhead doors forming 3 drive-through bays. The wash-bay will have open entrances from either side with an additional 16'x16' overhead door leading back into the shop. Mezzanine space will sit above the office and locker room space and can be finished to your needs or left as open storage. Lot 1 is 4.933 Acres and sits on the corner of SCR 1210 and I-20. The lot will be fenced off and finished with caliche. Contact Justin Dodd to set up shop in this premium location to service the Midland-Odessa community. Click "View Video" button to see a 360 map view of the property!

LOCATION OVERVIEW

This property features nearly 2,320' of frontage on Interstate 20, is bordered on the West side by S County Rd 1250, bordered on the East side by an access road, and backs up to the freshly paved Cholla Rd. This area of Midland, TX has seen significant growth over the past few years being in a high traffic, high visibility section of I-20 between FM 1788 and the start of Loop 250.

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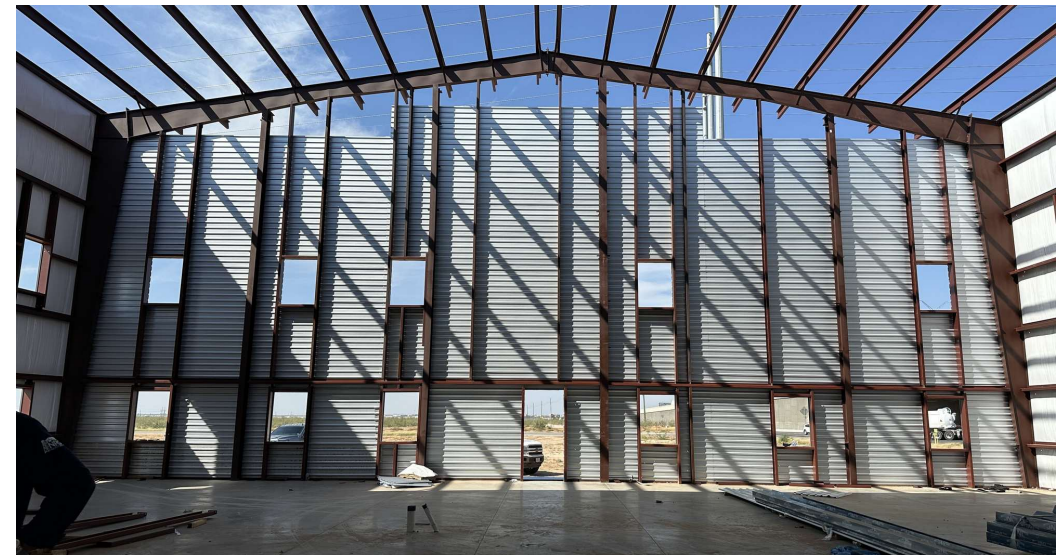
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 16,000 SF on 4.933 Acres
- ~434' of Frontage on Interstate 20
- ~2,500 SF (80'x28') 1st Floor Office in Shell Condition for Customization
- Optional 2nd Story Office Finish Out w/ Additional Rent
- 13,760 SF Shop + Wash-Bay
- (8) 16'x16' Overhead Doors
- 32' Eave Height
- 20-ton Crane Ready
- (22'x13') Locker Room/RR/Shower in Shop
- 2,526 SF 2nd Floor Unfinished Mezzanine
- Outside City Limits, Fully Fenced



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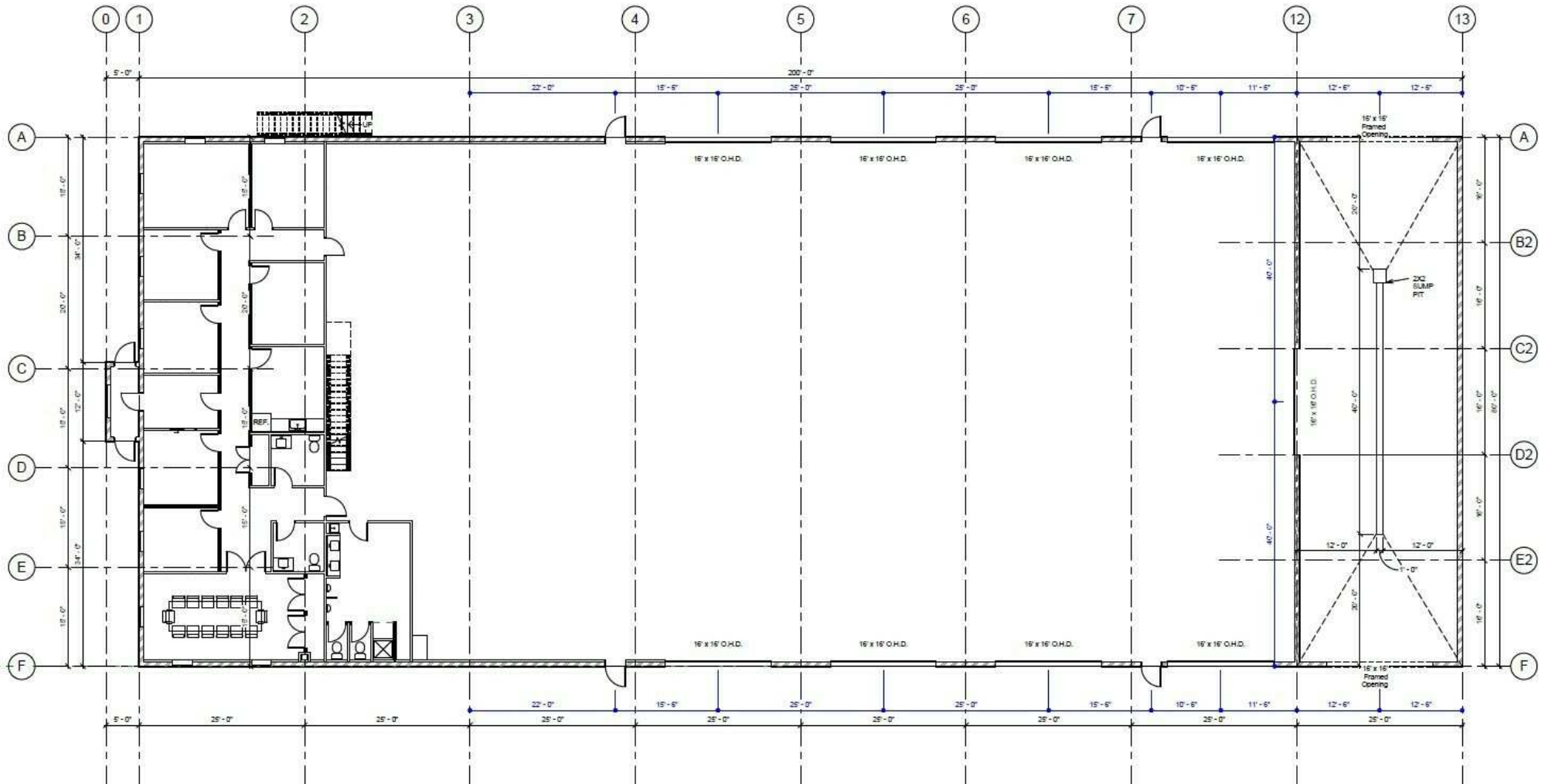
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FLOOR PLAN

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① Level 1
1/8" = 1'-0"

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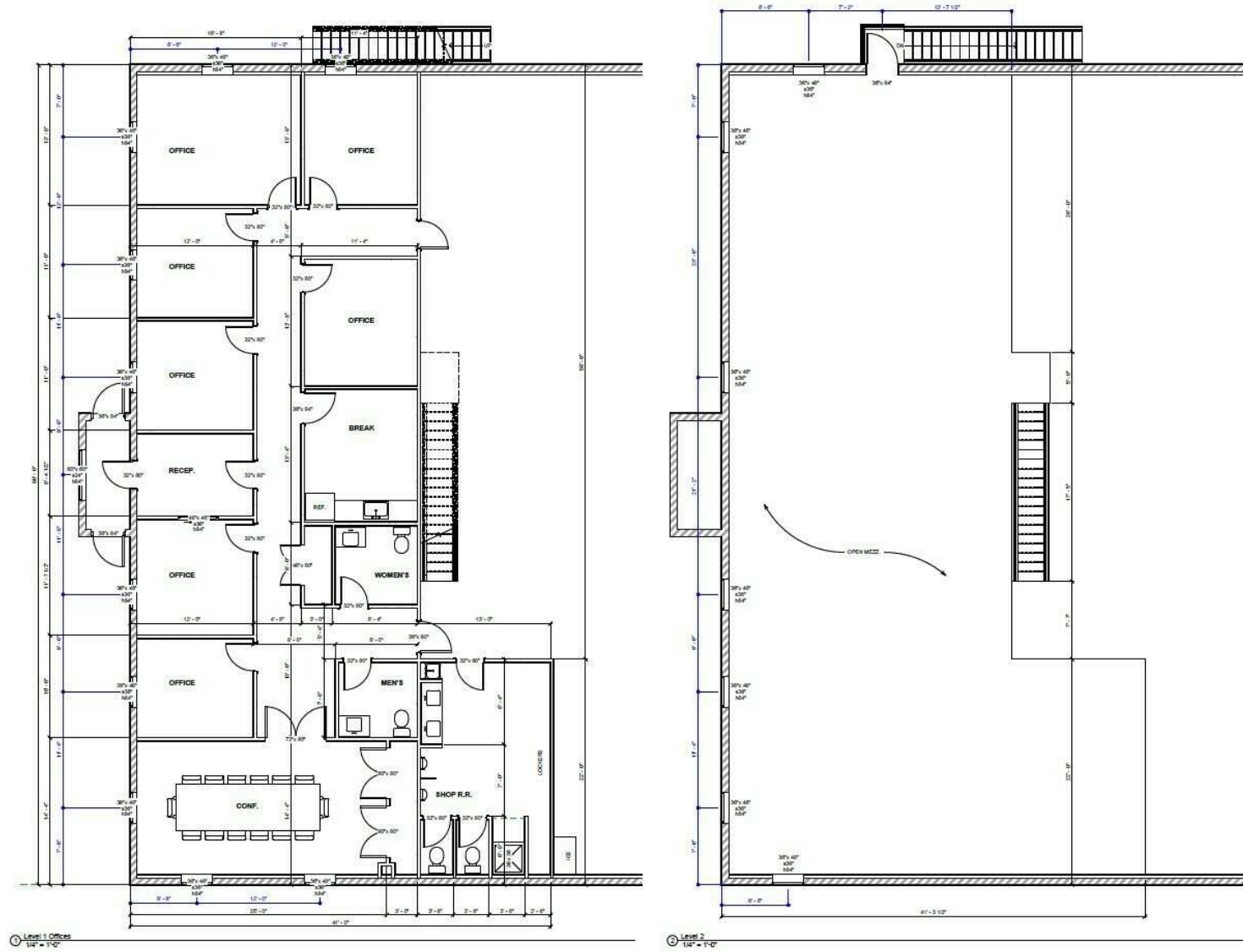
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OPTIONAL OFFICE FLOOR PLAN

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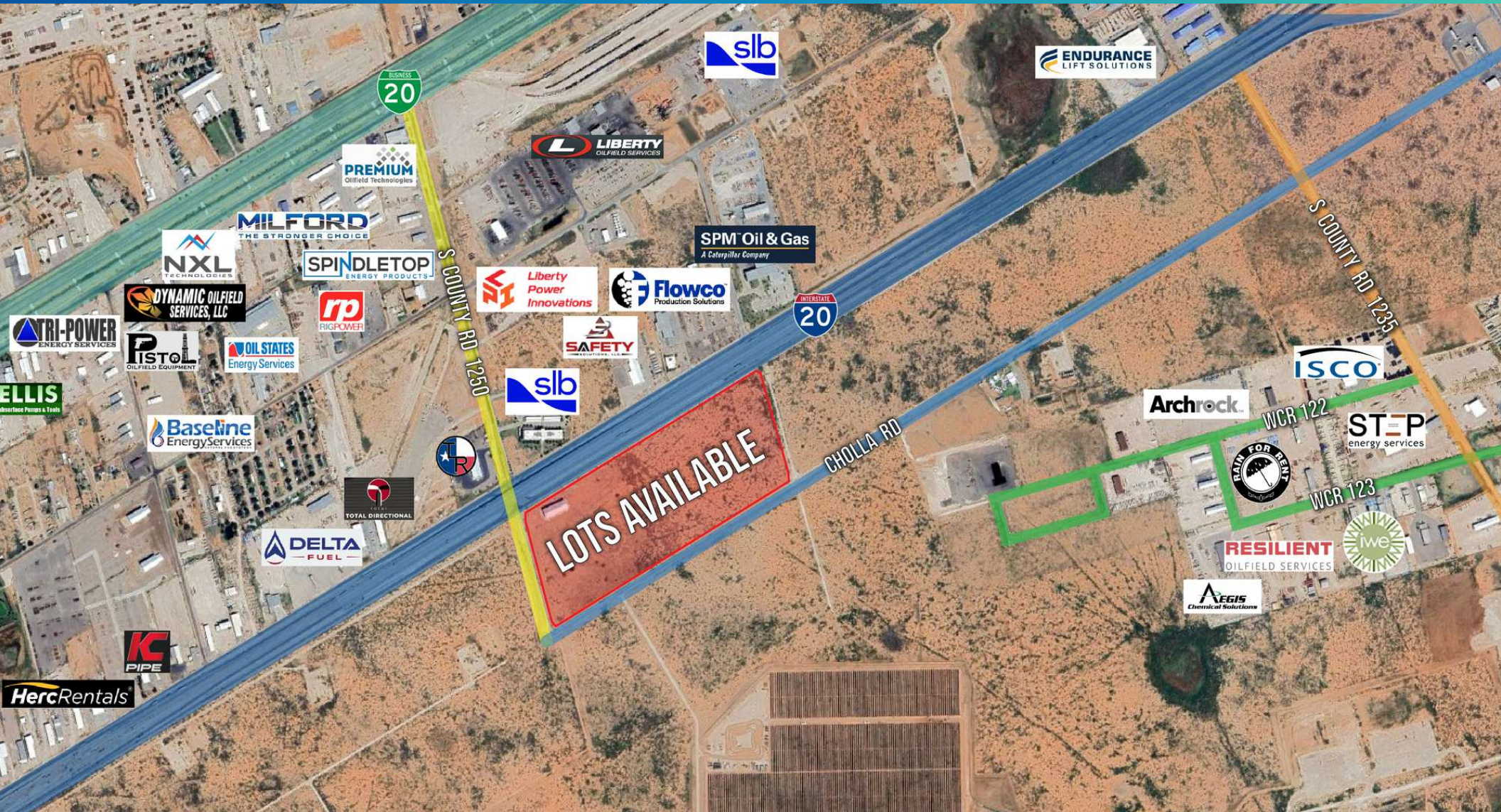
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RETAIL MAP

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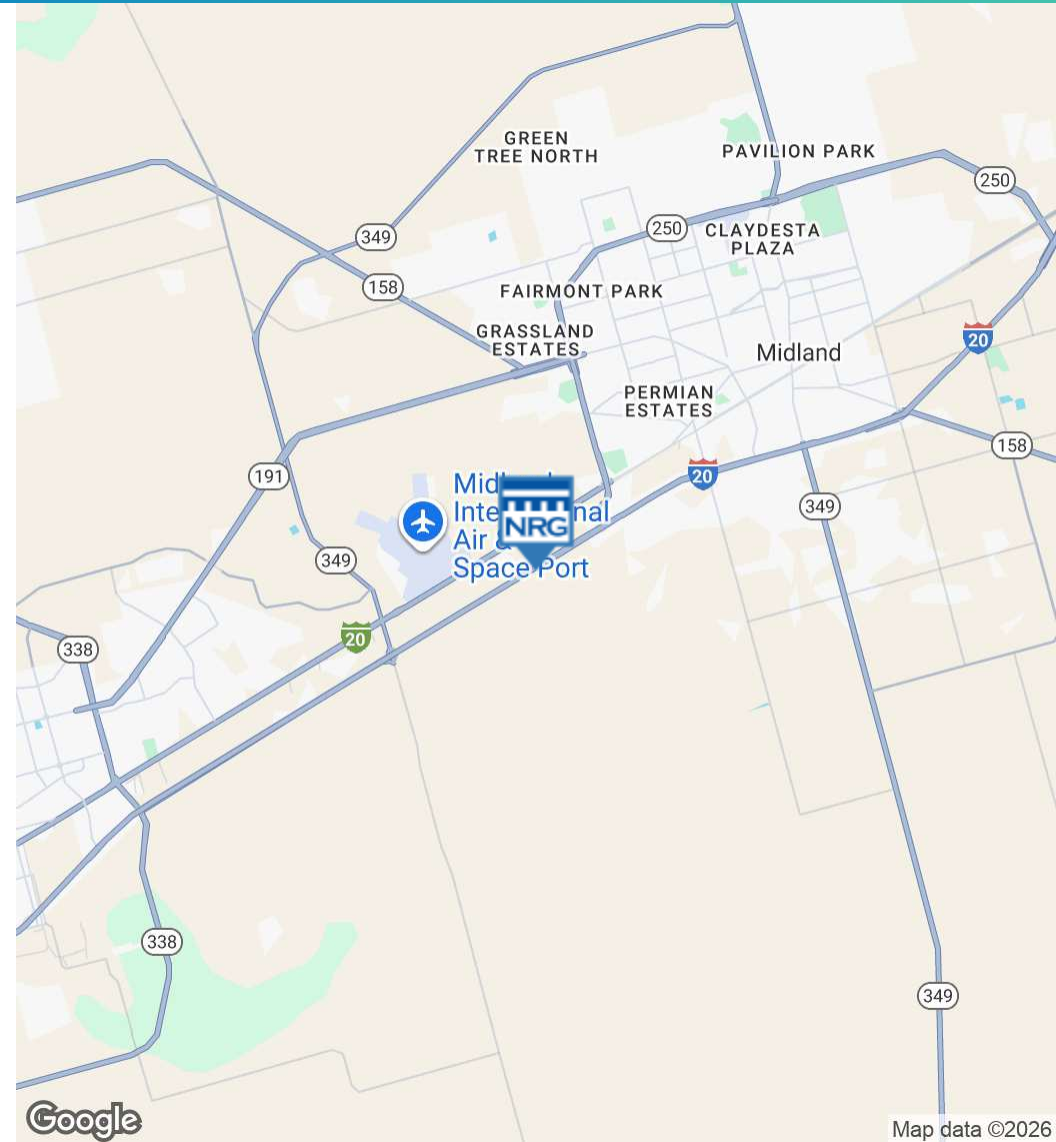
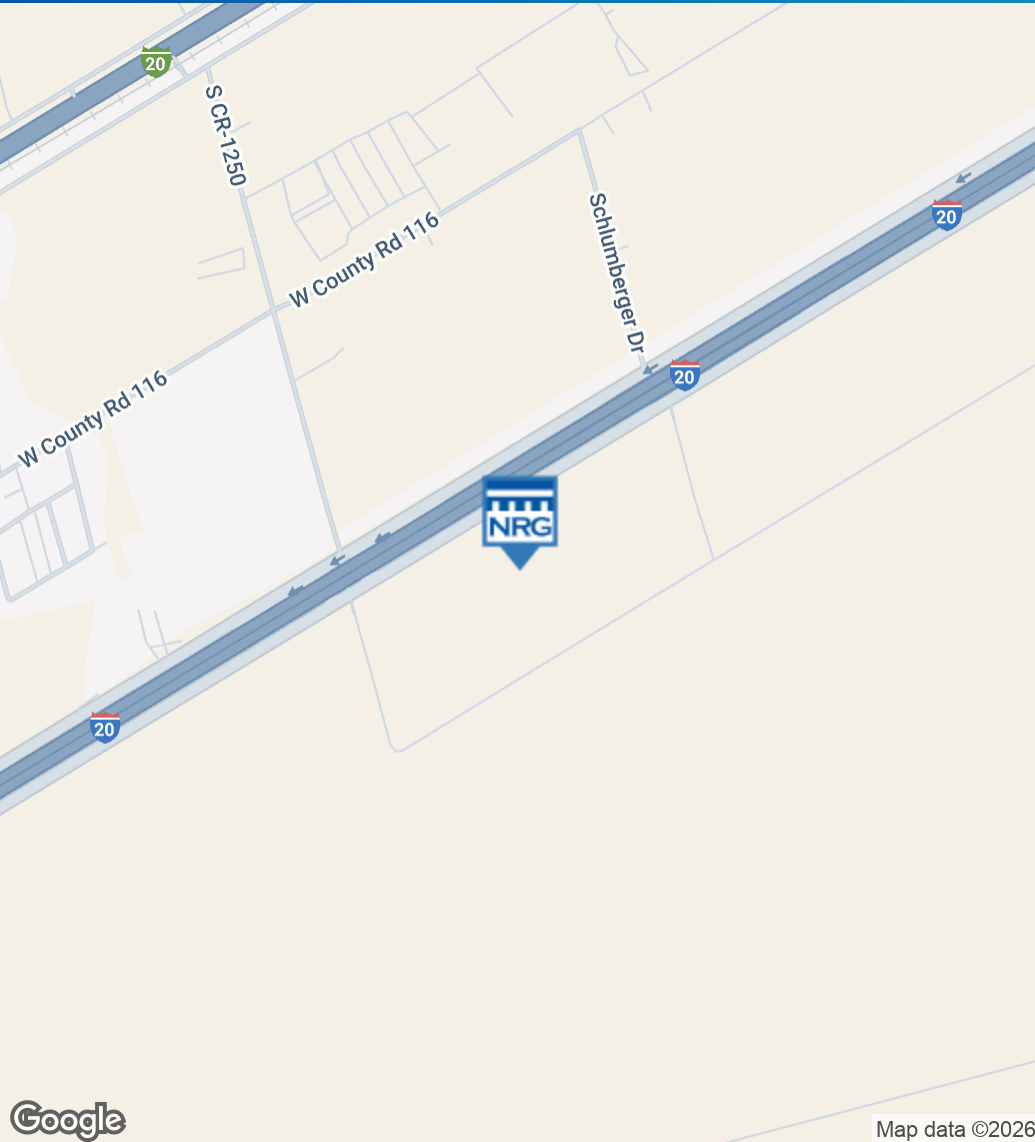
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LOCATION MAP

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