

#### PERMIAN BASIIN PREMIER SHOP/YARD 11610 W. Co. Rd 39, Midland, TX 79707



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#### PROPERTY - 11610 W. Co Rd. 39 (20,0000 SF - 5 ACRES)



OFFERING SUMMARY	
Sales Price	\$2,200,000
Year Built	2025
Building Sq Ft	22,000
Lot Size	5.0 Acres
Zoning	In the County

#### PROPERTY OVERVIEW

Permian Basin Premier Shop/Yard – 22,000 SF Under Roof on 5 Acres

11610 W CR 39, Midland, TX 79707

\$2,200,000 (As-Is) • \$2,320,000 (Turn-Key Finished)

Massive 100-ft clear-span shop with upscale office on paved CR 39 – one of the nicest county roads in Midland County. Perfect for oilfield service, trucking, frack, coil tubing, wireline, or any operation needing true pull-through capability and room to spare.

#### **Property Highlights**

- ±5.00 fenced acres on county-maintained paved CR 39 (excellent non-heavy-haul route)
- ±22,000 SF total under roof
- Main Building: 100' × 120' (12,000 SF) fully insulated metal building
- 100-ft clear-span (almost impossible to find in the Permian)
- 10,000 SF shop + 2,000 SF office/mezzanine area
- 18-ft sidewalls / 20-ft center height
- \$2,320,000 Turn-Key (3-phase power + finished office + AC installed + Caliche # at closing)

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#### PROPERTY - 16110 W. Co Rd. 39 (20,0000 SF - 5 ACRES)



OFFERING SUMMARY	
Sales Price	\$2,200,000
Year Built	2025
Building Sq Ft	22,000
Lot Size	5.0 Acres
Zoning	In the County

#### PROPERTY OVERVIEW

- (Contd.)
- Six (6) 14-ft × 14-ft automatic overhead doors (2 pull-through bays)
- Extra-wide 48-in doorway for truck + trailer
- 6-in concrete slab with 5-ft piers and 18-in rebar grid
- Power: Single-phase 440V now; seller will upgrade to 3-phase 660V for \$24k extra
- Finish-out options at closing:
- Full office build-out: +\$25k
- Complete HVAC package: +\$20k
- Yard: All-weather base, fully fenced, wide entrances
- Pricing
- \$2,200,000 As-Is (exactly as it sits today)

#### **LOCATION OVERVIEW**

- 1.1 miles south of Kent Kwik on SH-1788, then final right onto CR 40
- Alternate route: CR 1294 north to CR 39 gate is straight ahead
- 12 minutes to Midland, 20 minutes to Midland Airpark, quick access to 20/158/191

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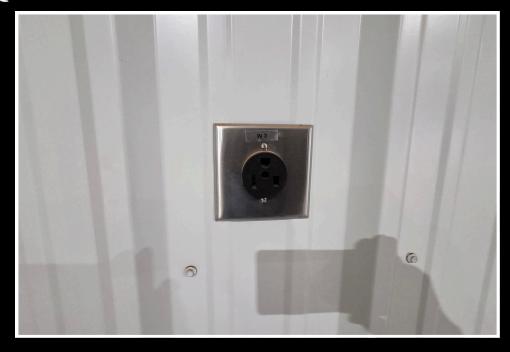










































# 11610 W. CO. Rd 39, MIDLAND, TX 79707 PERMIAN BASIN PREMIER SHOP/YARD



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