



7401 S County Rd 1210

Key Property Highlights



- **Year Built: 2022**
- **Land Area: 40± Acres**
- **Building Area: 48,750 sq ft**
- **Office: 3,750 sq ft**
- **Shop: 45,000 sq ft**
- **Crane Capacity: 7 x 20-ton**



Specifications

This state-of-the-art industrial facility at 7401 SCR 1210, Midland, TX, is designed to meet the diverse needs of modern businesses. Built in 2022, the property features a spacious layout that maximizes functionality and efficiency. Being **available both for sale and for lease**, it offers a prime opportunity for businesses looking to establish or expand their presence in the thriving Midland market.



Building Specifications

- **A spacious parking area measuring 175' x 125'**
- **Multiple ingress/egress points for efficient traffic flow**
- **Ample space for truck maneuvering and loading**
- **Overhead Doors: High speed rubber 3 x 24'x35'; 2 x 12'x16', and 1 x 16'x16'**
- **Eave Height: 45 feet**



Pricing

The property represents a unique opportunity for investors and businesses looking to capitalize on the booming industrial sector in Texas. With a competitive price per square foot of just **\$123** (or **\$17** per SF for lease), this facility is well-positioned to support various industrial operations.

Sale Opportunity

Sale Price	\$6,000,000
Price per SF	\$123

Lease Opportunity

Lease Rate	\$17/SF
Estimated Annual Rent	\$828,750
Monthly Rent	\$69,062.50



Transportation and Nearby Businesses



Midland Intl Airport

Located approximately 8 miles from the property



Energy Sector Companies

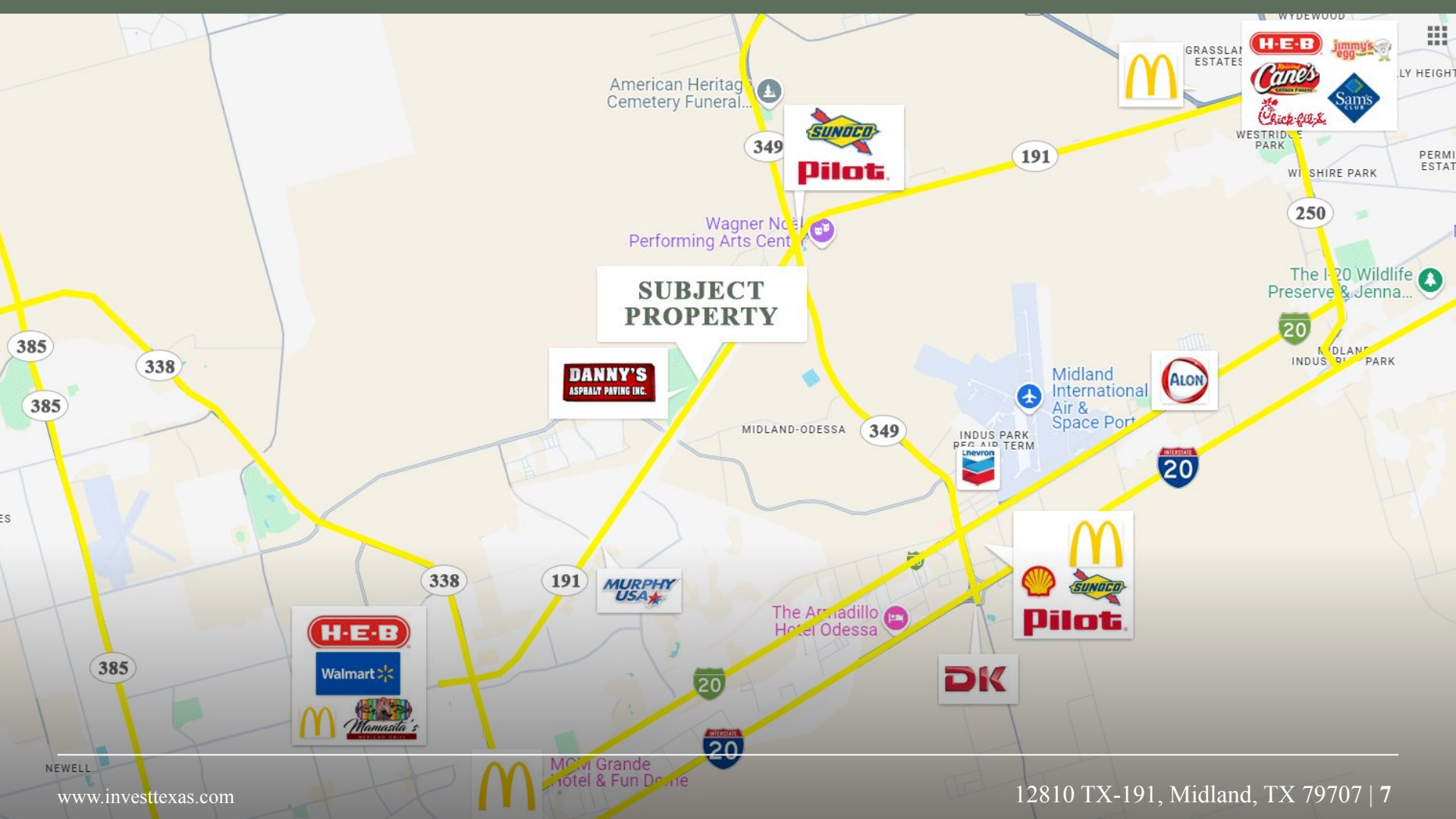
Numerous oil and gas companies operate nearby, creating a robust demand for industrial services and support.



I-20

The property is conveniently located approximately 3 miles from Interstate 20 (I-20)





**SUBJECT
PROPERTY**

DANNY'S
ASPHALT PAVING INC.

SUNOCO
Pilot.

McDonald's

H-E-B
Jimmy's egg
Cane's
Crack-Qu-E
Sam's Club

ALON

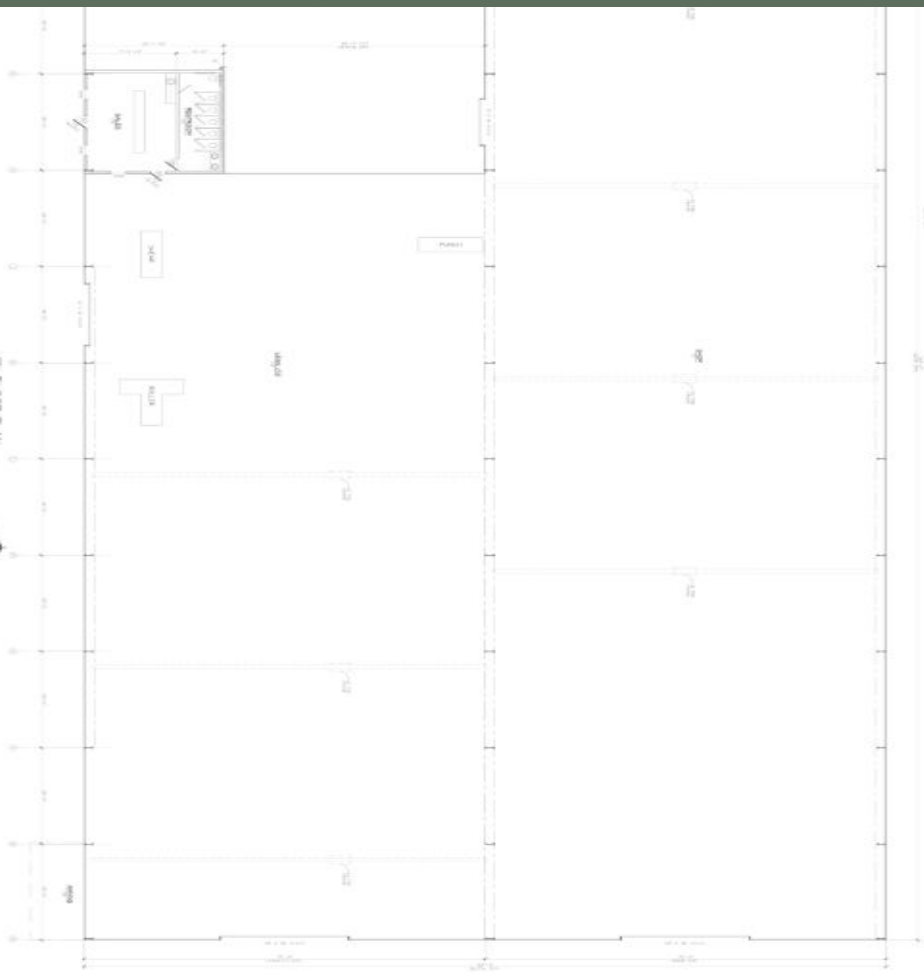
McDonald's
Shell
SUNOCO
Pilot.

DK

H-E-B
Walmart
McDonald's
Mamasita's

MURPHY
USA

FLOOR PLAN

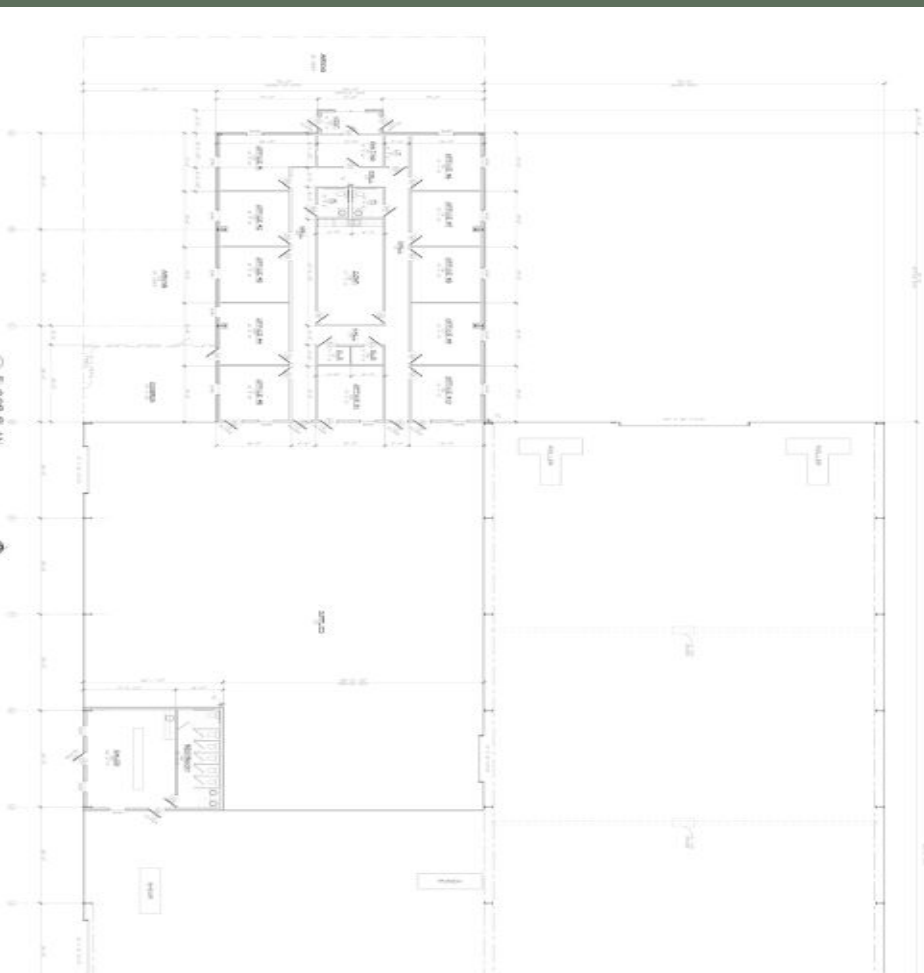


A-1.1 DRAFTING & DESIGN



Logo for Drafting & Design

FLOOR PLAN



A-1 DRAFTING & DESIGN



Logo for Drafting & Design

Contact Us



Don't miss this exceptional opportunity to invest in a prime industrial property in Midland, Texas! Whether you're looking to purchase or lease, 7401 SCR 1210 offers unparalleled potential for growth and success in the thriving energy sector.

Contact Invest Texas Real Estate today to schedule a viewing or for more information!

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