



PRICE: \$1,300,000 | \$12,000.00 PER MONTH

1001-1009 W INDUSTRIAL AVE

Midland, TX 79701

Tommy Reynolds

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Wes Gotcher

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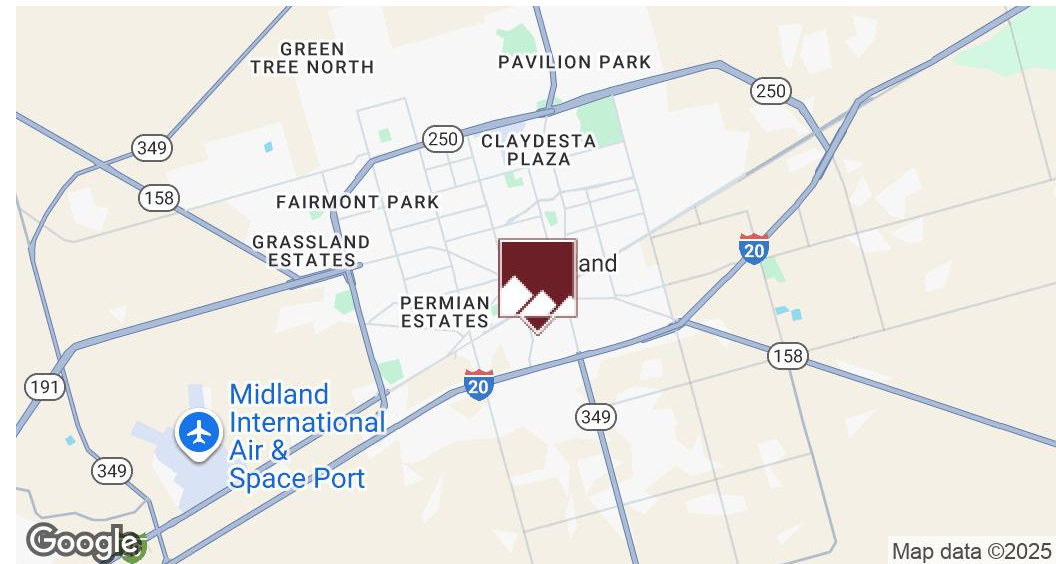


Property Description

This versatile property features (2) office-warehouse buildings totaling 12,790 square feet under roof, offering a functional layout ideal for a variety of industrial or commercial uses. The larger building spans 7,820 square feet and includes 6,100 square feet of wide-open warehouse space with concrete flooring, a loading dock, (1) overhead door, and a dedicated warehouse restroom. The 1,720-square-foot office area is well-appointed with (3) private offices, a spacious reception area, (2) restrooms, storage closets, and a kitchenette. The second building, totaling 4,970 square feet, features a distinctive semi-circular design and consists primarily of open warehouse space, a single office and one overhead door.

Property Highlights

- Covered Parking | Perimeter Fencing
- W Industrial Frontage
- City Utilities: Water | Sewage | Natural Gas
- Zoning: C-3 (Commercial Use)



Location Description

Prime location on the south side of W. Industrial Ave, just west of Camp Street. Situated in a high-traffic area with excellent access to three major thoroughfares: I-20, Highway 80, and Loop 250.

Offering Summary

Sale Price:	\$1,300,000
Lease Rate:	\$12,000.00 per month (NNN)
Available SF:	12,790 SF
Lot Size:	1.36 Acres

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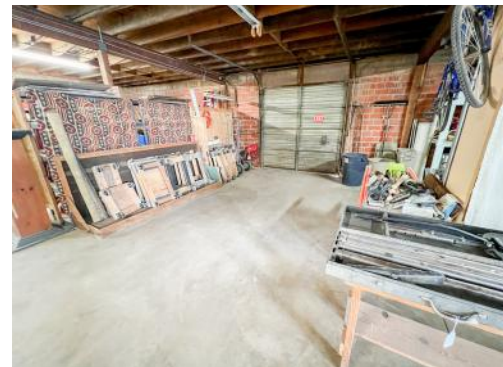
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MORIAH
BROKERAGE SERVICES, LLC

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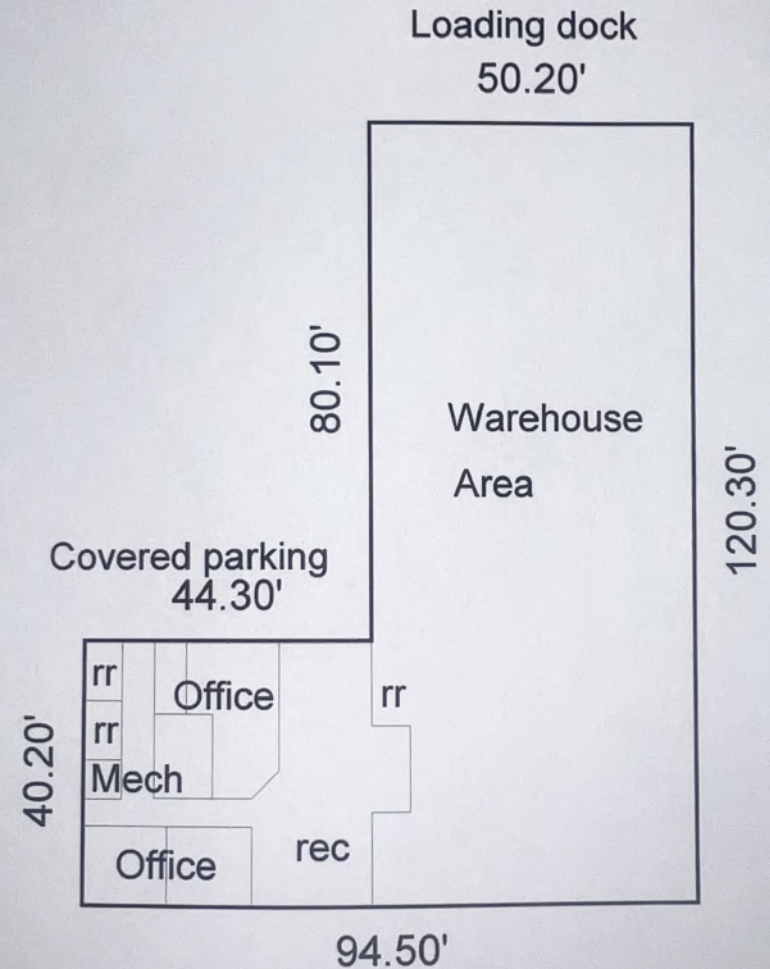
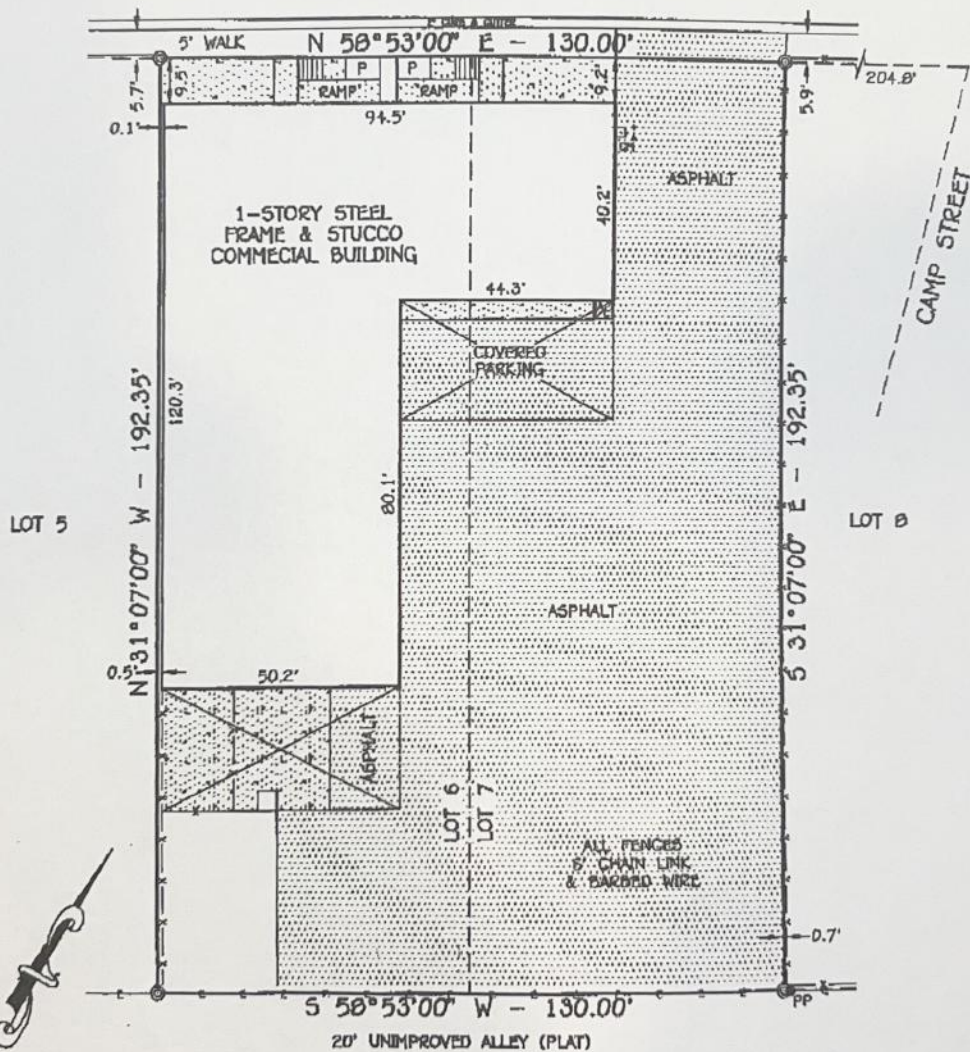
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1009 WEST INDUSTRIAL AVENUE



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7,820 SF BUILDING CAN BE PURCHASED OR LEASED SEPERATE

PURCHASE PRICE: \$1,050,000 (\$134.27/SF) | LEASE PRICE: \$9,775/MONTH NNN (\$15/SF NNN)



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