



7509 W Industrial Ave - #H

Key Property Highlights



- **1.26 acres of prime industrial land**
- **5-ton crane-ready setup**
- **Total 10,500 square feet and 1,800 square foot mezzanine**
- **Built in 2022, ensuring latest design and energy efficiency**
- **Sub-lease term up to 01/31/2027**
- **Base monthly rate \$13,791.70**
- **Situated in Midland's industrial district with easy access to major transportation routes**



Property Overview

Modern Construction: Built in 2022, ensuring the latest design and energy-efficient features.

Flexible Space: Total available space of 10,500 square feet, with customizable layouts to fit your business requirements.

Professional Office Amenities: Includes 5 private offices, a conference room, a reception area, and a coffee/break area.

Strategic Location: Situated in Midland's industrial district with easy access to major transportation routes for efficient logistics.

Competitive Leasing Terms: Flexible sub-leasing options (up to 01/31/2027) designed to support your business's growth trajectory at \$14.85 SF/Year.

Why This Property?

- Efficient layout with clear separation between warehouse and administrative spaces
- Modern construction with energy-efficient features
- Customizable space to fit your needs
- Strategic location in Midland industrial hub
- Professional office amenities included
- Heavy-duty infrastructure with crane-ready capabilities



Transportation and Businesses Nearby



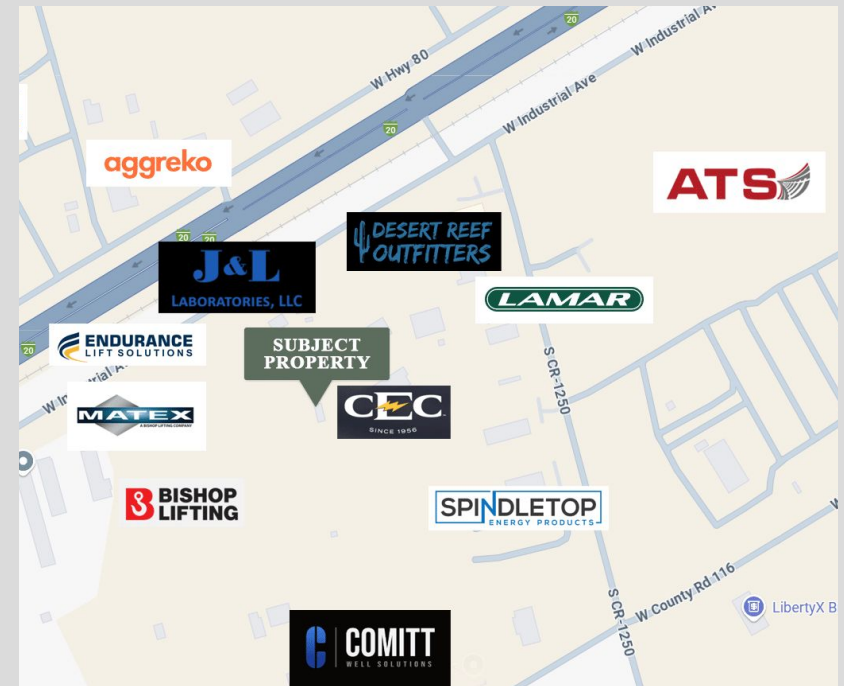
Conveniently located near Midland International Air and Space Port.

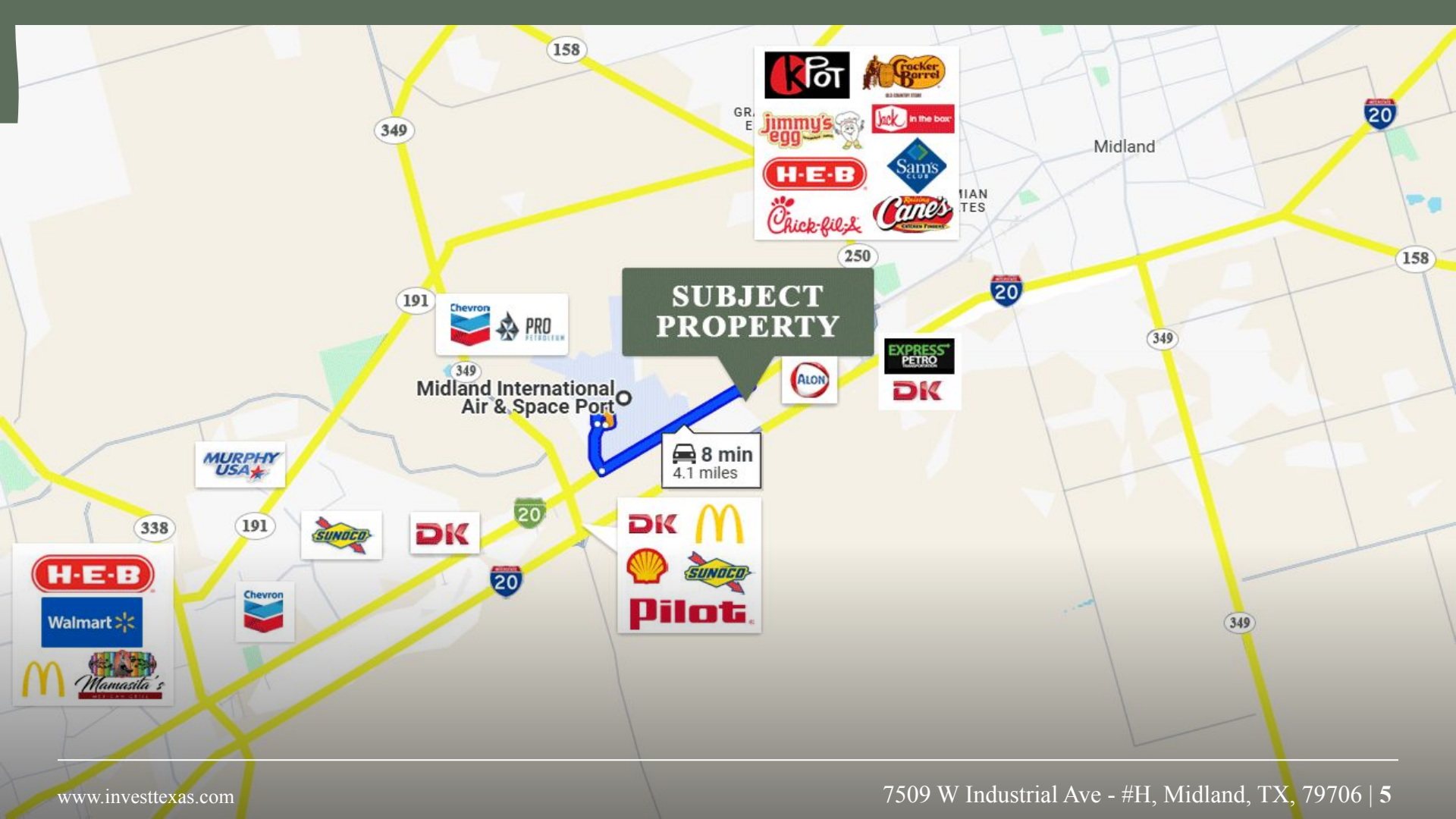


Surrounded by a variety of businesses including manufacturing firms, distribution centers, and service providers that foster collaboration opportunities.



Conveniently located near Interstate 20, providing easy access for logistics and transportation needs.



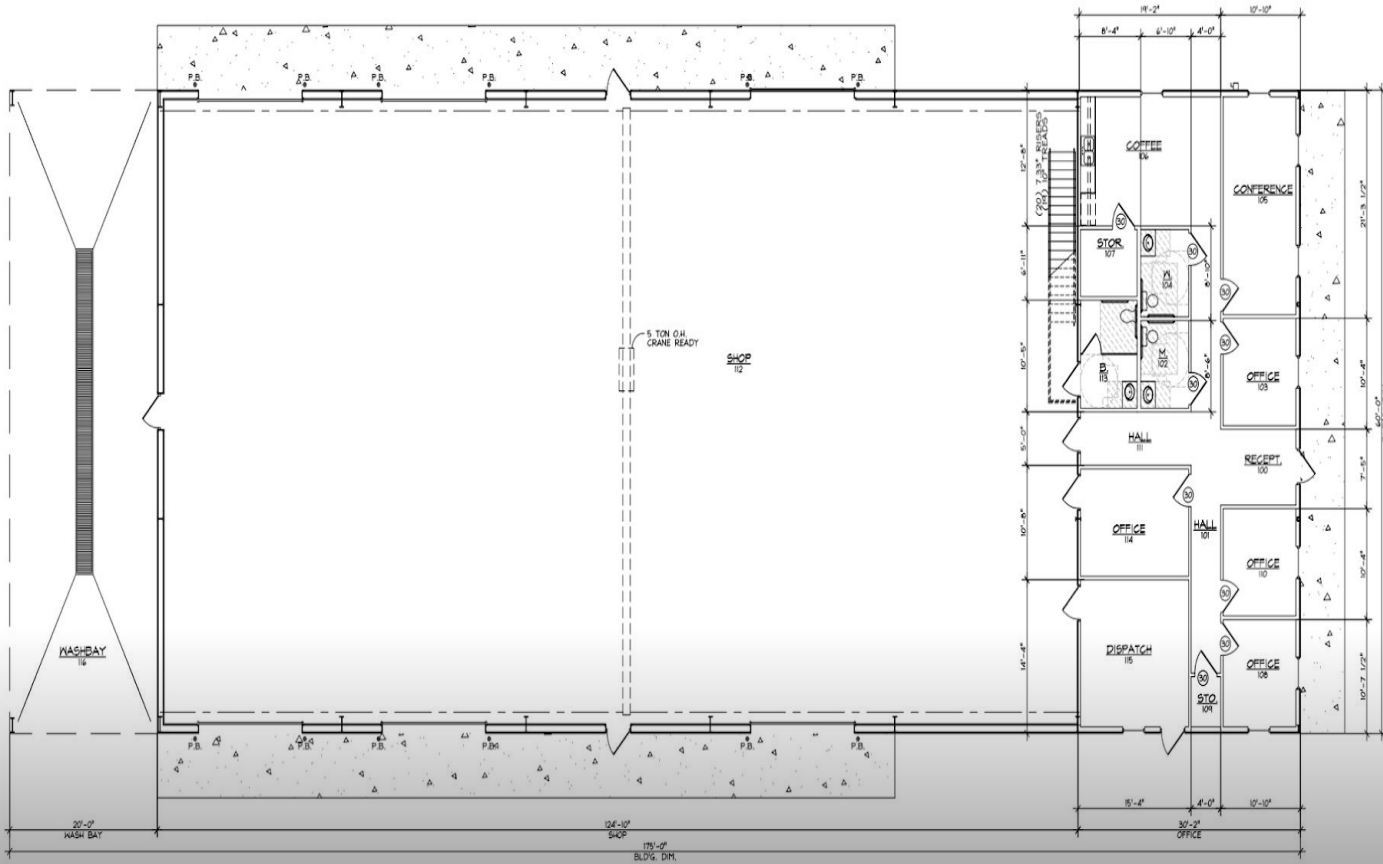


SUBJECT PROPERTY

8 min
4.1 miles

Midland International Air & Space Port

Midland



A FLOOR PLAN

NOTE

1/8" = 1'-0"



B FLOOR PLAN

MEZZANINE

1/8" = 1'-0"



Space Breakdown

Warehouse/Storage Bay

- Approximately 9,000+ square feet of open warehouse space
- Clear span construction
- Grade-level access points

Technical Specifications

HVAC: Dedicated system for office area

Water System: 80-gallon pressure tank

Wall Construction: Metal stud framing with 5/8" gypsum board

Ceiling Height: 8 ft in office areas



Contact Us



Don't miss this opportunity to sublease a prime industrial location that combines functionality with flexibility. Contact Invest Texas Real Estate today to schedule a tour and learn more about subleasing options.

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