

# I-20 FRONTAGE FACILITY W/WASH-BAY

3334 I-20 Frontage Rd, Stanton, TX 79782

INDUSTRIAL FOR SALE AND FOR LEASE



**JUSTIN DODD**  
214.534.7976  
justin@nrgrealtygroup.com

**NRG REALTY GROUP**  
[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / SF:	\$127.05
Lease Rate:	\$10,000 /Mo (NNN)
Building Size:	9,445 SF
Lot Size:	3.945 Acres
Year Built:	1979
Zoning:	County

## PROPERTY OVERVIEW

Well-positioned industrial property offering excellent access and functionality just off I-20 in Stanton, Texas. This 9,445 SF facility sits on 3.945 Acres just outside city limits. The 3,645 SF office features a large open showroom or training area, 5 private offices, and a dedicated parts area serving the warehouse. The 4,320 SF warehouse includes 4 overhead doors with 1 drive-through bay and 2 drive-in bays. The warehouse has been upgraded with new spray foam insulation and energy-efficient LED lighting. A 1,500 SF wash-bay is being added, enhancing the property's operational capabilities. Serviced by 2 water wells, a septic system, and a fully fenced yard - contact Justin Dodd to set up your operations here.

## LOCATION OVERVIEW

This property is located on Interstate 20 Frontage Road in Stanton, Texas. Stanton sits in the heart of the Permian Basin, approximately 12 miles East of Midland and 20 miles West of Big Spring.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 9,445 SF on 3.945 Acres
- 3,645 SF Office/Showroom
- Conference Room or Training Area, 5 Offices, Dedicated Parts Area
- 4,320 SF Shop
- 4 Overhead Doors | 1 Drive-Through, 2 Drive-in
- New Spray Foam Insulation
- New LED Lighting in Shop
- New 1,500 SF Wash-Bay
- 2 Water Wells, Septic System
- Fully Fenced Yard



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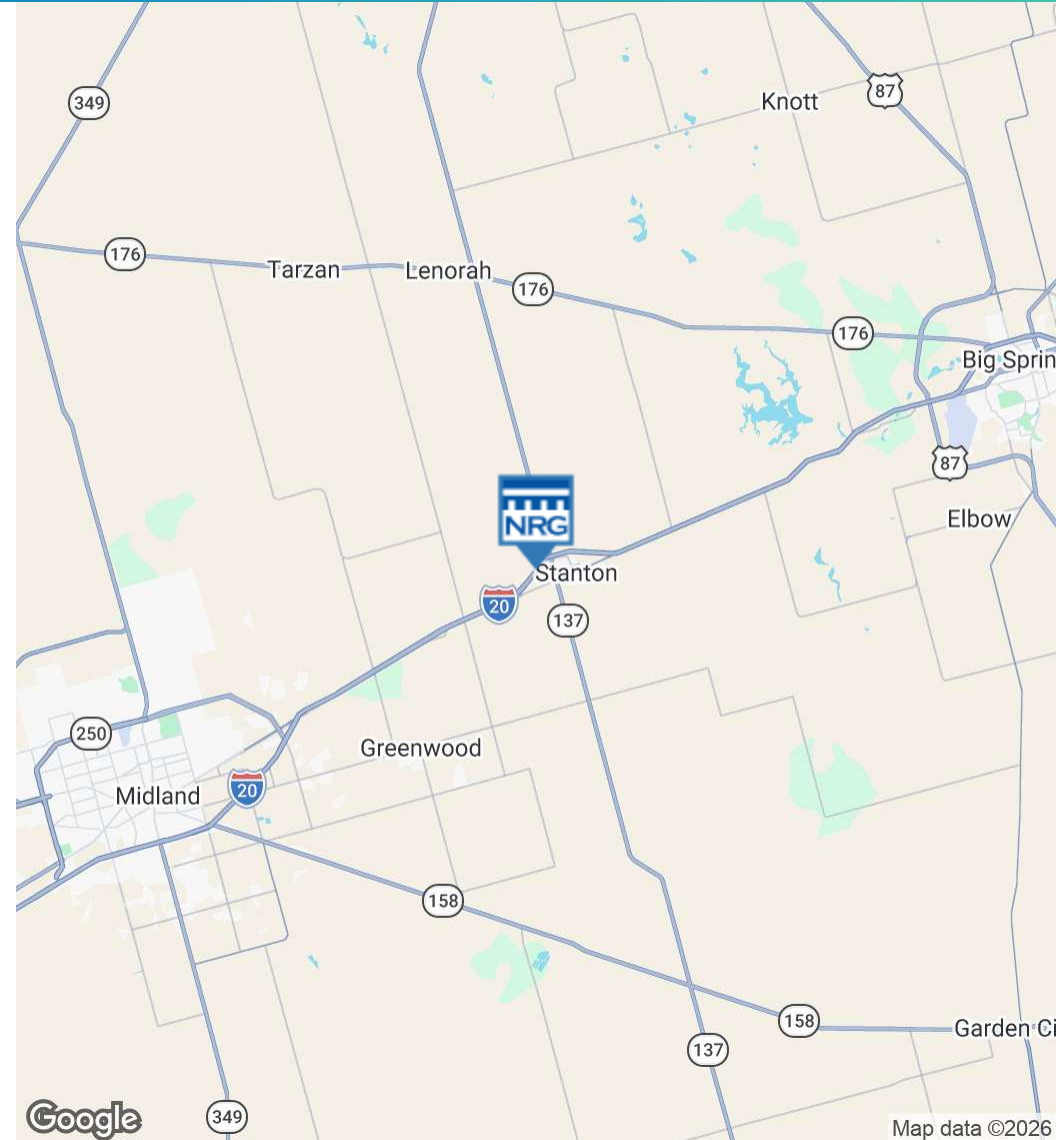
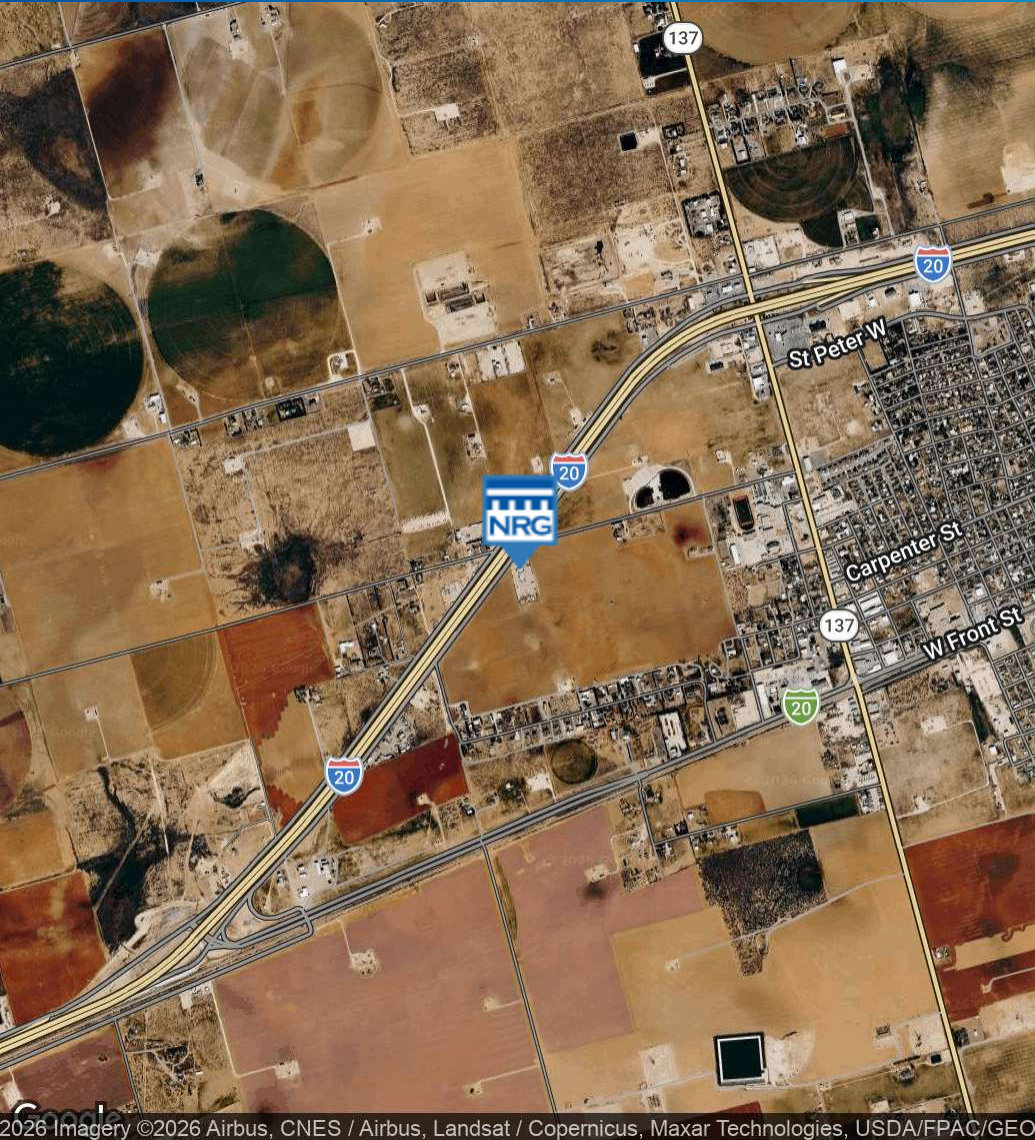
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## LOCATION MAP



**JUSTIN DODD**

214.534.7976

[justin@nrcrealtygroup.com](mailto:justin@nrcrealtygroup.com)







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**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976

[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

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