



PRICE: \$1,360,000 | \$20.25 SF/YR

9518 WEST COUNTY ROAD 77

Midland, TX 79707

Tommy Reynolds

Agent
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FOR SALE: \$1,360,000 | FOR LEASE: \$20.25 SF/YR

NEW CONSTRUCTION: 9518 WEST COUNTY ROAD 77

Industrial Property | For Sale or Lease



Property Description

Prime Warehouse Opportunity Between Midland and Odessa. This site is available for sale or lease. It features a 6,250 SF Warehouse with (5) 14'x14' Overhead Doors, a 5-Ton Crane Ready, Liner Panels throughout, 3-Phase Power, LED Lighting, and Full Insulation. Additionally, there is a 1,500 SF Office Space that includes (5) Offices, a Conference Room, a Kitchenette, a Reception Area, and an IT Closet. The entire property is served by a Water Well, a Septic System, Stabilized Yard, (2) 25' Cantilever Gates, and Paved Access.

Offering Summary

Sale Price:	\$1,360,000
Lease Rate:	\$20.25 SF/YR (NNN)
Lot Size:	2.57 Acres
Building Size:	7,750 SF

Location Description

Situated just north of Highway 191, between Loop 250 and 1788, this property is conveniently located directly behind Mid Cities Church on County Road 77 in Midland, TX. The property offers excellent access to main thoroughfares via the overpass at North County Road 1275 and is located outside the city limits.

Property Highlights

- **Shop Details:** 6,250 SF | (5) 14' x 14' Overhead Doors | Liner Panel Throughout | 3-phase power | LED Lighting | 5-Ton Crane Ready Shop | Fully Insulated | (2) 25' Cantilever Gates, (1) Restroom | Automatic Door Openers for all OH Doors
- **Office Details:** 1,500 SF | (5) Offices | Conference Room, Kitchenette, Reception Area, IT Closet, (2) Restrooms
- **Entire Site:** Water Well | Septic System | Security Fenced | Stabilized yard | Paved Access

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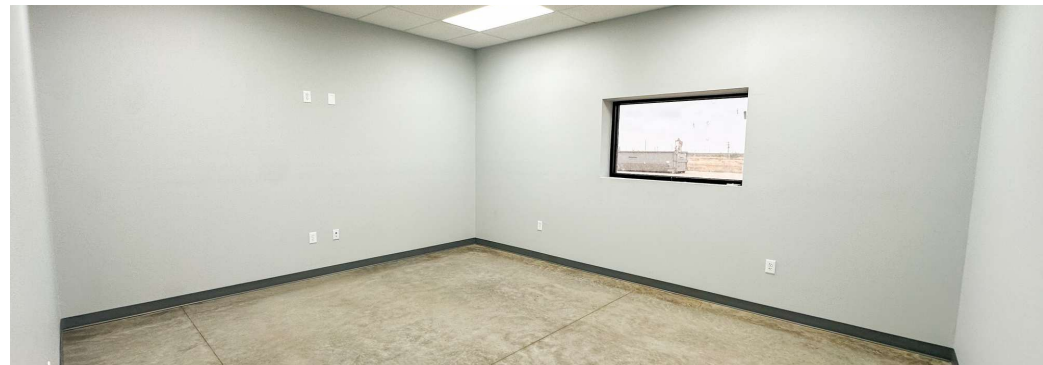
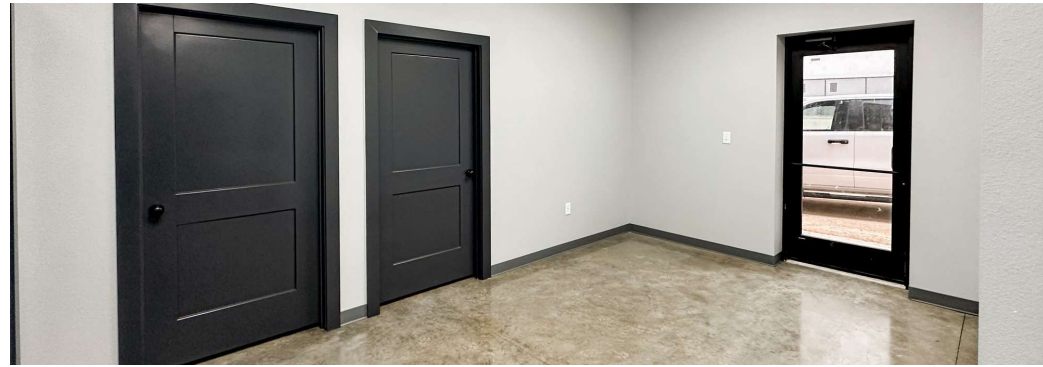
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MORIAH
BROKERAGE SERVICES, LLC

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