

PERMIAN BASIN

7710 W HIGHWAY 80 | MIDLAND, TEXAS
58,204 SQFT INDUSTRIAL FACILITY



PROPERTY HIGHLIGHTS

- **PRIME PERMIAN BASIN LOCATION**
- **58,204 SF TOTAL IMPROVEMENTS**
- **EXECUTIVE OFFICE + INDUSTRIAL OPERATIONS**
- **CRANE-SERVED**
- **EXPANSIVE YARD AREA**
- **MINUTES FROM MIDLAND INTERNATIONAL AIR & SPACE PORT**

OFFERED AT: \$7,900,000.00

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CORE
REALTY GROUP



MAIN OFFICE

- 19 Private Offices
- Open Workspace
 - 4 Restrooms
- Connected Garage / Shop

PRIMARY SHOP | 31,300 SF



- 3 Overhead Cranes
- 6 Overhead Doors
- Offices + Conference Room
 - Storage Areas
 - 3 Restrooms

MACHINE SHOP | 10,800 SF

- 6 Overhead Doors
- 6 Offices
- Break Room + Storage



ADDITIONAL IMPROVEMENTS

- Separate Adjacent Shop
- Expansive Yard Space
- On-Site Living Quarters
- Additional Small Shop

Dimensions Approx



Main plot shown:
6.1 acres Asphalt
parking and surface
area

External surface area: 4.5
acres

To northeast of this picture
is an area of fenced caliche
land for pipe storage. Also
contains a garage and a 4-
room mobile home for field
staff.

Building Usage



A: Assembly, storage of inventory, storage of rental fleet, pressure test, quality control.

B: Sandblasting

C: Machine shop

D: HQ office area for staff, HR and IT

E HQ extension area for finance

Building A and Building C have 21 foot high walls and a peak spine at 24 foot high.

The building has rolling doors that are each

Building Heights



Building A and Building C both 21-foot-high walls and a peak spine at 24-foot-high.

The building has rolling doors that are each 16ft high marked as ★ (except one 12ft door on the Machine Shop marked as ●)

Electricity



Pole mounted transformer (3) at A

Breaker panels B, C, D

Panel B = 16 x 100 amp breakers. Panel C = 125A breaker.

Panel D = 9 x 100 amp breakers.

Water



Three water wells A, B, C.
A feeds the east land area (mobile home)
B feeds west buildings
C has no tank and is for front lawn sprinklers

Septic Tank access at D E
The east land appears to be tied to city septic.

Cranes



Three Cranes all in Building A

The rails run per the blue lines on the diagram.

2 x 5T cranes run on the longer NE track. 1 x 2T crane runs on the shorter SE track,

Gas



Gas heater furnaces are installed in all buildings that have natural city 2" gas lines entering the premises underground at points A and B.