



16,000 SF Service Facility on 14.71 AC

12071 W. HWY 85, DILLEY, TX 78017

FOR SALE



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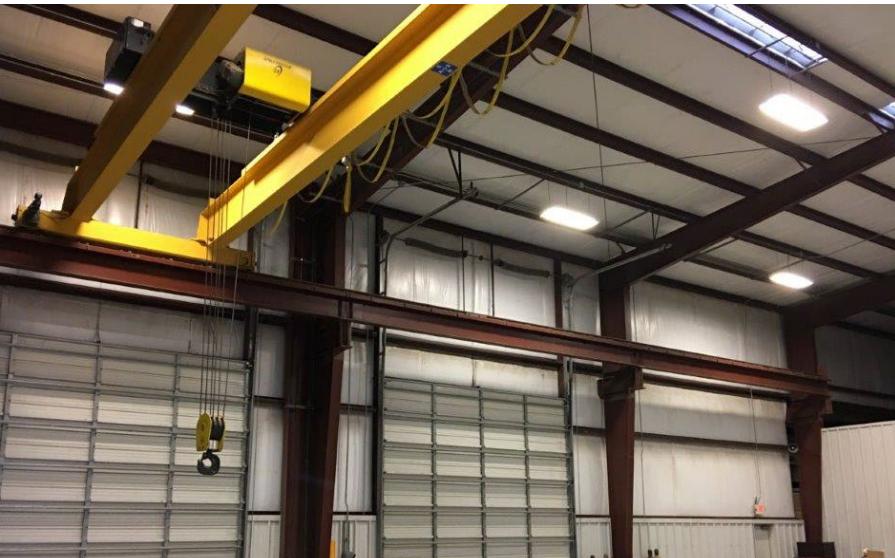
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PROPERTY SUMMARY

FOR SALE

Best-in-class 16,000 SF truck service and industrial facility on 14.71 acres in the heart of the Eagle Ford Shale, with direct frontage on Hwy 85 and excellent access to I-35. Built by an owner/user in 2015, the property is ideal for oilfield services, equipment operations, and heavy trailer staging. (Current Tenant vacates Dec. 2027)

The site includes drive-through bays, bridge cranes, office space, a covered wash bay, and a fully fenced, stabilized yard. Located just 1.5 miles from I-35, with direct routes to San Antonio and Laredo.



PROPERTY SUMMARY

Building Size:

16,000 SQFT

Year Built:

2015

Yard:

Fenced + Stabilized

Property Size:

14.71 Acres

Sales Price:

Contact Broker



FEATURES

Strategic oilfield service facility with direct Hwy 85 frontage, gated entry, and just 1.5 miles from I-35 in the Eagle Ford Shale.

16,000 SF Facility

- 80' Wide Shop with (3) Drive-Thru Bays
- 73' Wide Shop with (2) Drive-Thru Bays
- (1) 10-Ton Bridge Crane + (1) 5-Ton Bridge Crane
- Covered Wash Bay with Trench Drain
- ±1,750 SF Office Area with 8 Offices, Conference Room, Kitchen, IT & Break Space
- Shop Heaters, Fuel Island

Improvements

- Fully Fenced & Stabilized Yard w/Rolling Gate
- Guard Shack at Entry

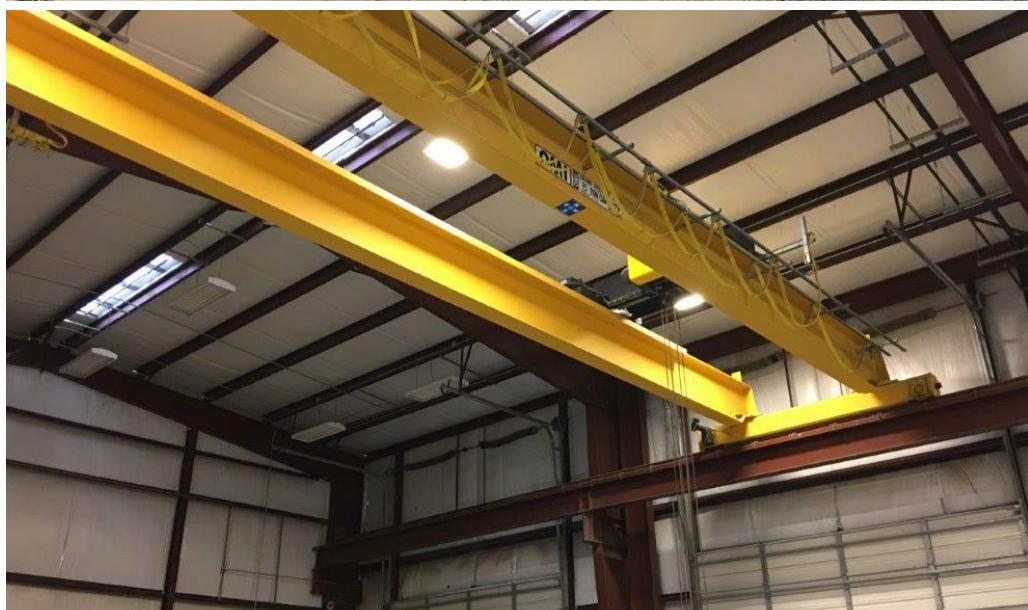
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PHOTOS

FOR SALE



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PHOTOS

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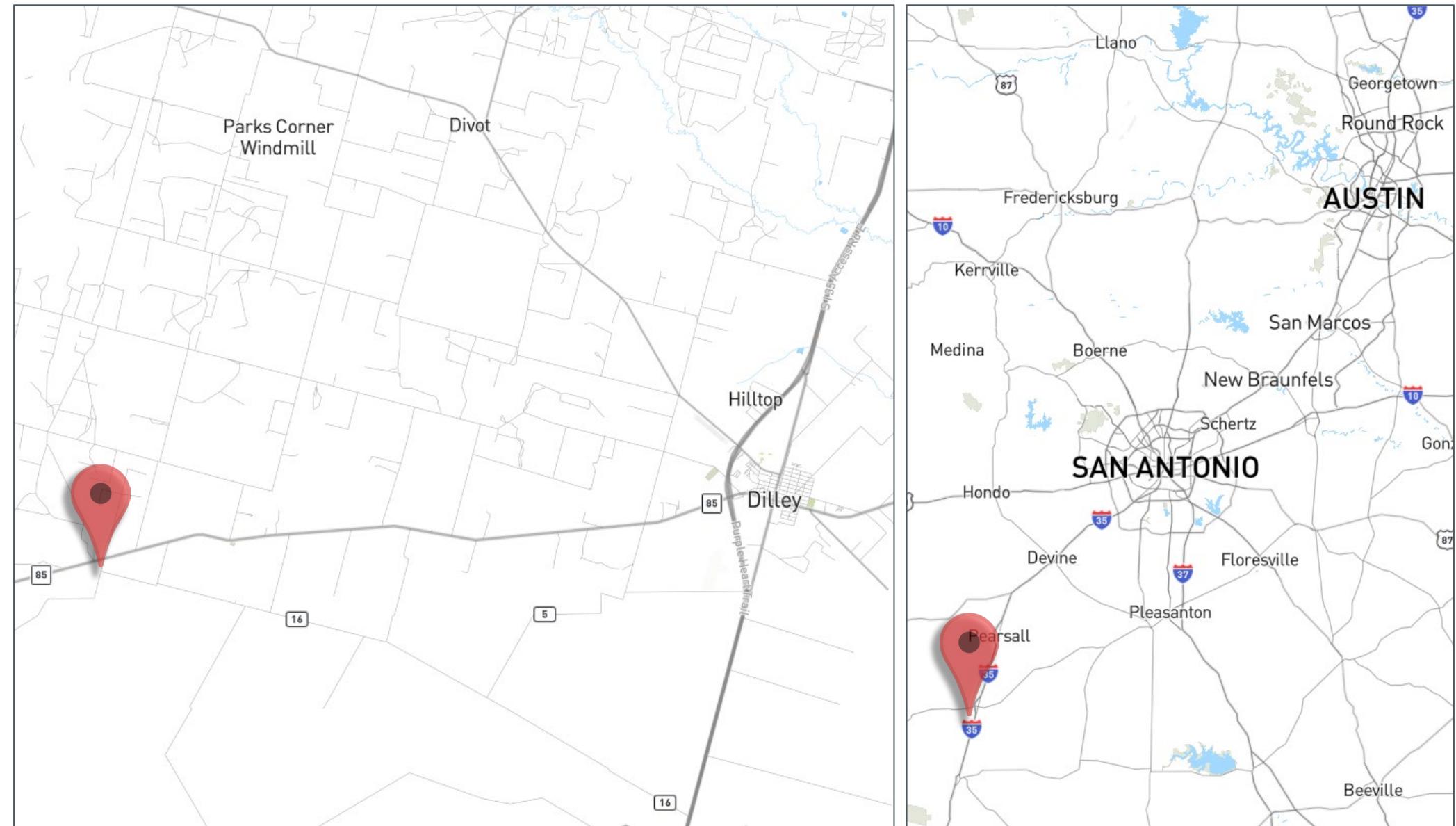
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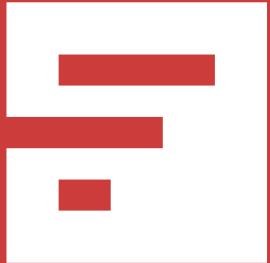


MAP

FOR SALE



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