



16,000 SF Service Facility on 14.71 AC

12071 W. HWY 85, DILLEY, TX 78017

FOR SALE

CONTACT BROKERS:



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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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

Property Size:

14.71 Acres

Year Built:

2015

Sales Price:

Contact Broker

Yard:

Fenced + Stabilized

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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

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PHOTOS

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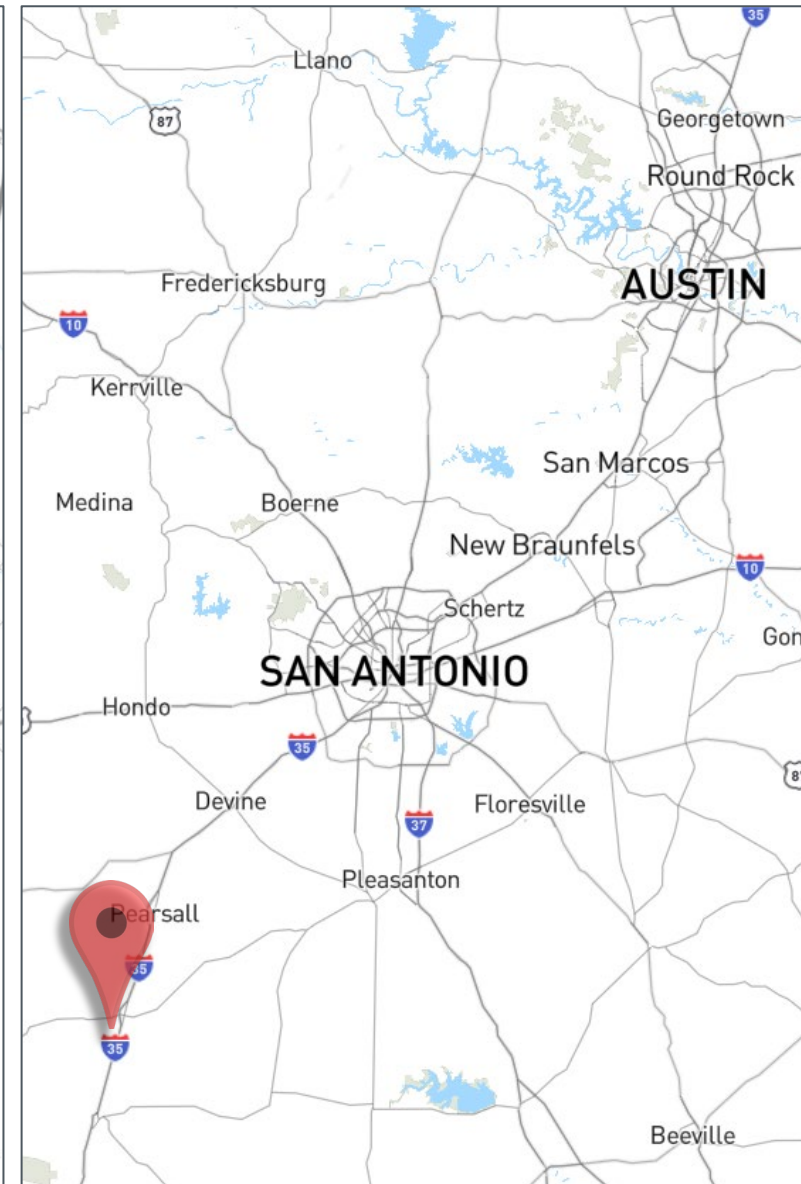
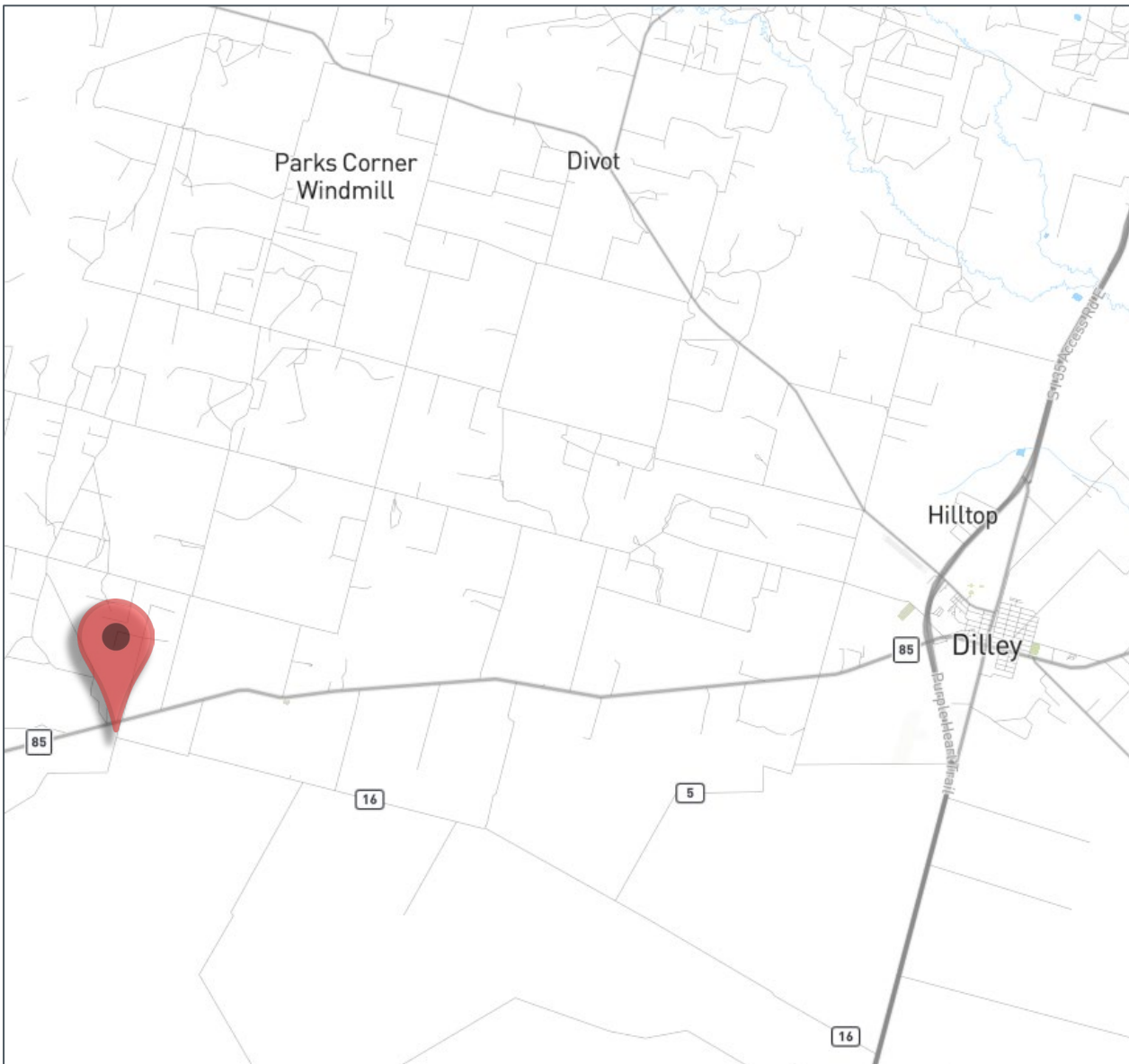
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FOR SALE

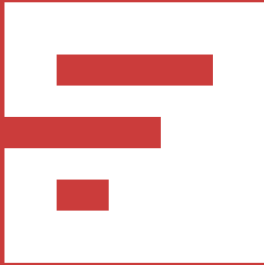


MAP

FOR SALE



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