

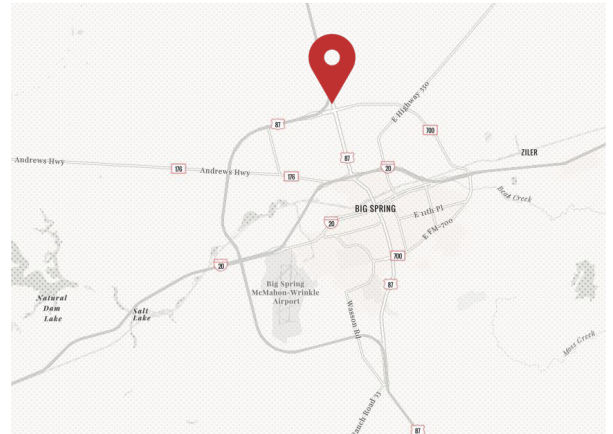


Big Spring Warehouse & Office

3611 US Hwy 87, Big Spring TX 79720

Property Features

- This versatile industrial property offers excellent highway frontage and quick access to the surrounding area—making it an ideal location for businesses requiring regional connectivity.
- The 2,400 SF warehouse features two 15' overhead doors, 16' eave height, and 19' clear height, providing ample space and functionality for storage, distribution, or light manufacturing. Equipped with 120V/200A 3-phase power, the building is well-suited for a range of industrial operations.
- The office portion includes 4 offices, 2 restrooms, and a break room. The property also includes a secured yard with two gated access points and is fully lit with a security system already in place.
- Additionally, the yard can be expanded to meet the needs of larger operations, making this a flexible industrial lease opportunity in West Texas.



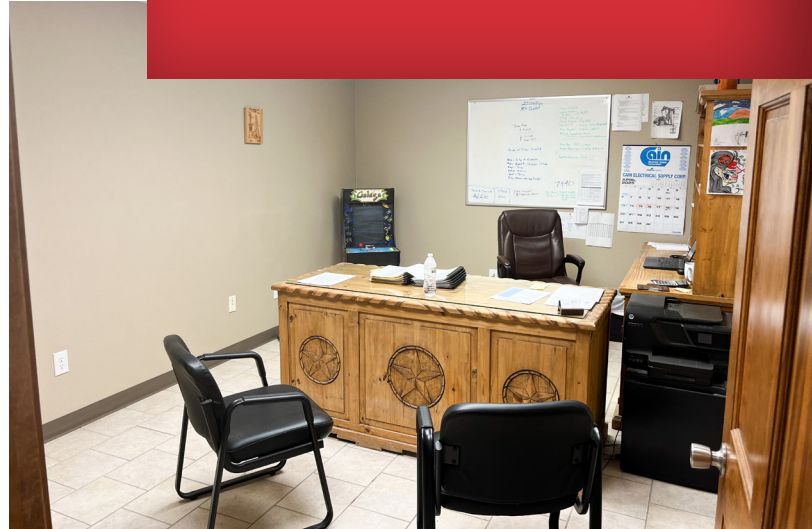
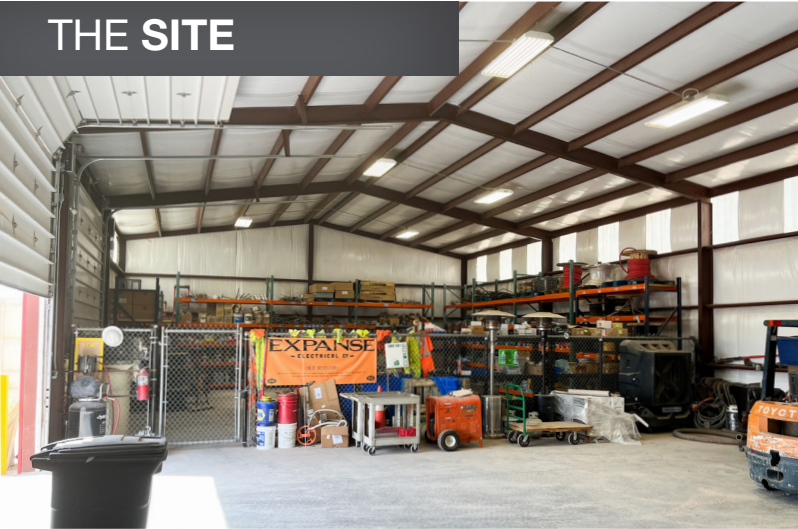
AVAILABLE SPACE	5,000 SF
LOT SIZE	2.7 - 11 Acres
LEASE RATE	\$12.00/SF (\$5,000/Mo)
SERVICE TYPE	NNN

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