

PERMIAN BASIN PREMIER SHOP/YARD

11610 W. Co. Rd 39, Midland, TX 79707

*The Real Estate
Ranch*



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PROPERTY – 11610 W. Co Rd. 39 (20,000 SF – 5 ACRES)



OFFERING SUMMARY

Sales Price	\$2,200,000
Year Built	2025
Building Sq Ft	22,000
Lot Size	5.0 Acres
Zoning	In the County

PROPERTY OVERVIEW

**Permian Basin Premier Shop/Yard – 22,000 SF Under Roof on 5 Acres
11610 W CR 39, Midland, TX 79707**

\$2,200,000 (As-Is) • \$2,500,000 (Turn-Key Finished)

Massive 100-ft clear-span shop with upscale office on paved CR 39 – one of the nicest county roads in Midland County. Perfect for oilfield service, trucking, frack, coil tubing, wireline, or any operation needing true pull-through capability and room to spare.

Property Highlights

- **±5.00 fenced acres on county-maintained paved CR 39 (excellent non-heavy-haul route)**
- **±22,000 SF total under roof**
- **Main Building: 100' × 120' (12,000 SF) fully insulated metal building**
- **100-ft clear-span (almost impossible to find in the Permian)**
- **10,000 SF shop + 2,000 SF office/mezzanine area**
- **18-ft sidewalls / 20-ft center height**
- **\$2,500,000 Turn-Key (3-phase power + finished office + AC installed + Caliche # at closing)**

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PROPERTY – 16110 W. Co Rd. 39 (20,000 SF – 5 ACRES)



OFFERING SUMMARY	
Sales Price	\$2,200,000
Year Built	2025
Building Sq Ft	22,000
Lot Size	5.0 Acres
Zoning	In the County

PROPERTY OVERVIEW

- **(Contd.)**
- **Six (6) 14-ft x 14-ft automatic overhead doors (2 pull-through bays)**
- **Extra-wide 48-in doorway for truck + trailer**
- **6-in concrete slab with 5-ft piers and 18-in rebar grid**
- **Power: Single-phase 440V now; seller will upgrade to 3-phase 660V for \$24k extra**
- **Finish-out options at closing:**
- **Full office build-out: +\$125k-150k**
- **Complete HVAC package: +\$20k**
- **Yard: All-weather base, fully fenced, wide entrances**
- **Pricing**
- **\$2,200,000 As-Is (exactly as it sits today)**

LOCATION OVERVIEW

- **1.1 miles south of Kent Kwik on SH-1788, then final right onto CR 40**
- **Alternate route: CR 1294 north to CR 39 – gate is straight ahead**
- **12 minutes to Midland, 20 minutes to Midland Airpark, quick access to 20/158/191**

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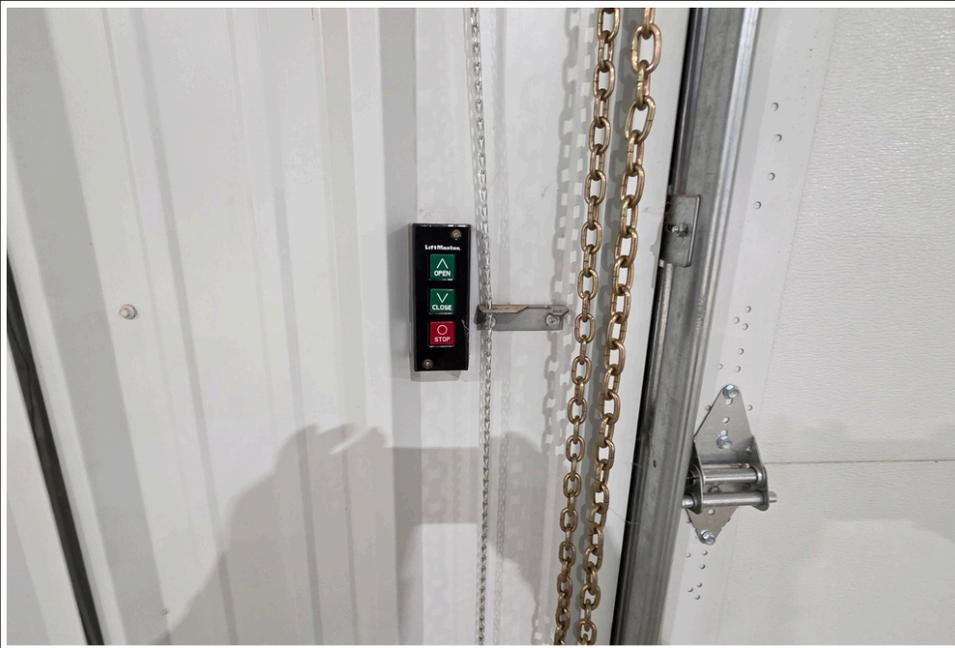
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**PRESENTED BY: THOMAS JOHNSTON
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