

INDUSTRIAL FOR SALE AND FOR LEASE

6 BAY SHOP ON 4.28 ACRES NEAR I-20

1403 E COUNTY RD 119

MIDLAND, TX 79706

CONTACT BROKERS:

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NRG REALTY GROUP

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OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / SF:	\$185.19
Lease Rate:	\$10,000.00 /Mo (NNN)
Building Size:	6,750 SF
Lot Size:	4.28 Acres
Year Built:	2018
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Explore this excellent opportunity in Midland, TX! This property features 6,750 SF on 4.28 Acres. The 1,750 SF office space consists of 6 offices, a welcoming reception area, and a large breakroom/conference room. There are office restrooms and a separate shop restroom. The 5,000 SF shop is 50' wide with (6) 14'x16' overhead doors forming 2 drive-thru bays and 2 drive-in bays. The shop also features 20' eave height, T5 high bay lighting, and is serviced with 3-Phase/480v/400 amp power. AT&T internet is available. A wash-bay and/or crane can be added for an additional cost. The yard is fully fenced and secured.

LOCATION OVERVIEW

This property is located in the heart of the Permian Basin; on the south side of Midland, TX off of E County Rd 120. West of FM 715 and East of TX-349. It is approximately 1.8 miles from I-20 providing easy access to downtown Midland and Midland International Air & Space Port.

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PROPERTY HIGHLIGHTS



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- 6,750 SF on 4.28 Acres
- 5,000 SF Shop | 1,750 SF Office
- Higher end office finishes
- 50' x 100' Shop
- (6) 14' x 16' OHD's | (2) Drive-Thru Bays, (2) Drive-in Bays
- Well Water | Septic Sewer | AT&T Internet
- No Zoning, No Restrictions
- Easy I-20 Access
- Fenced Yard
- Option to add wash-bay and/or crane for additional cost



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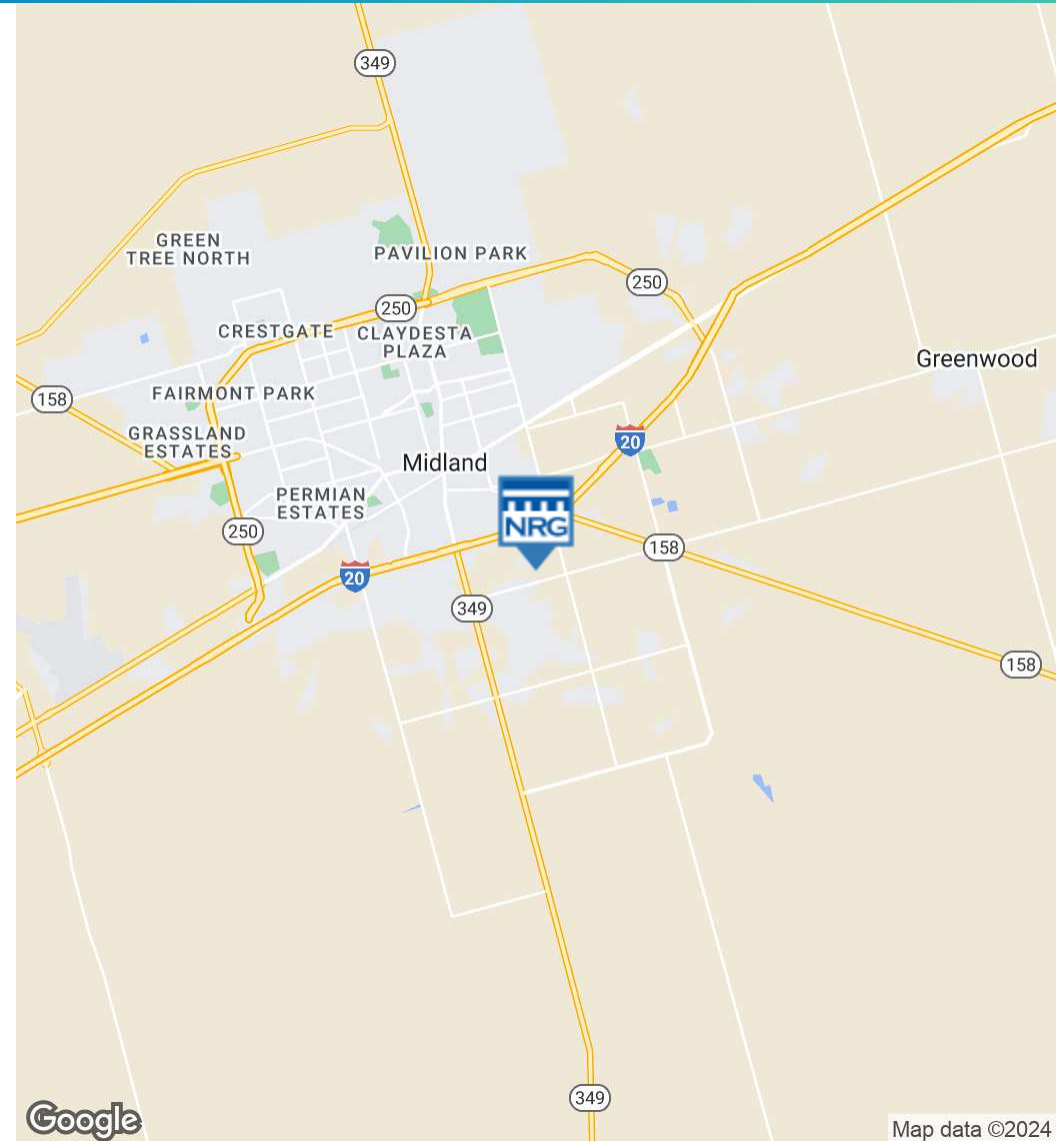
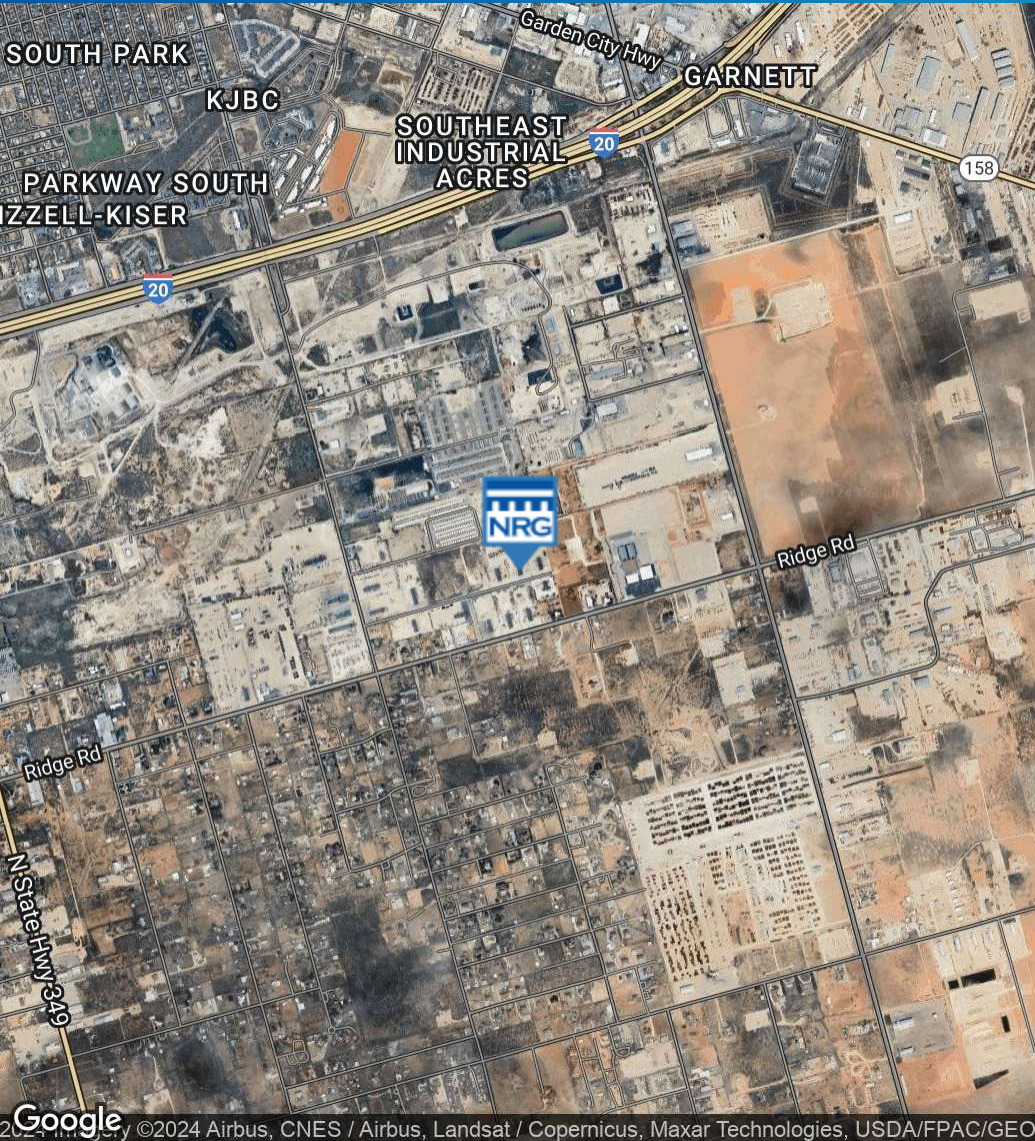
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