



PRICE: \$15.00 SF/YR

9003 W COUNTY ROAD 130

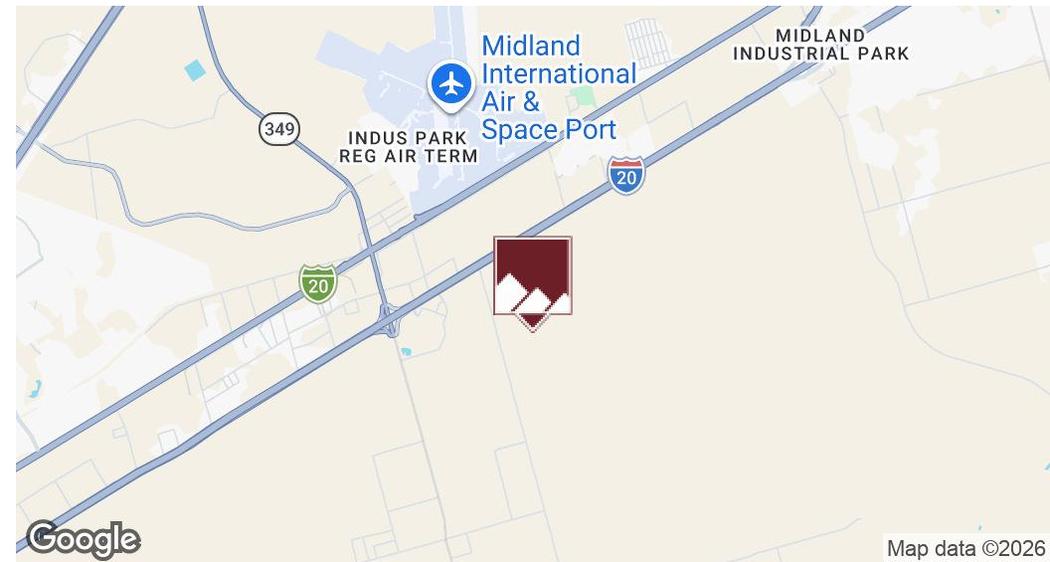
Midland, TX 79707

**Wes Gotcher**  
Broker | President  
432.682.2510  
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## Property Description

This 11,250 SF two-story industrial building offers an efficient combination of shop, office, and yard space for lease. The first floor features a functional layout with both office and warehouse areas. The office component includes dedicated private offices, a reception area, kitchenette, and an IT/storage closet to support daily operations. The warehouse is equipped with three drive-through bays and six electric overhead doors, allowing for streamlined access and workflow. The second floor is built out as an apartment, providing additional flexibility.

## Property Highlights

- Easy Access to I-20
- (6) 14' OH Doors
- Fully Fenced Perimeter | Caliche Yard
- Covered, Asphalt Parking

## Location Description

Situated on 3.41 acres along W County Road 130 in Midland, TX. Located just one mile south of I-20 with convenient access via S County Road 1270, the site provides easy regional connectivity and is only four miles from Midland International Airport.

## Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	3.41 Acres
Building Size:	11,250 SF

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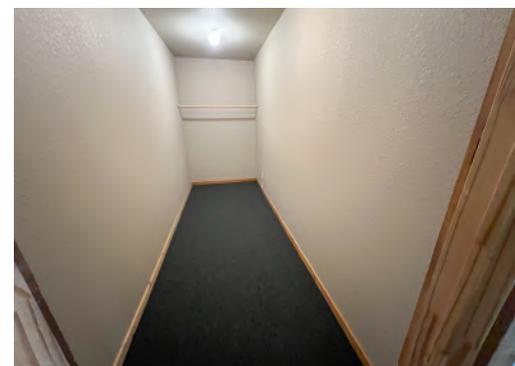
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BROKERAGE SERVICES, LLC

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