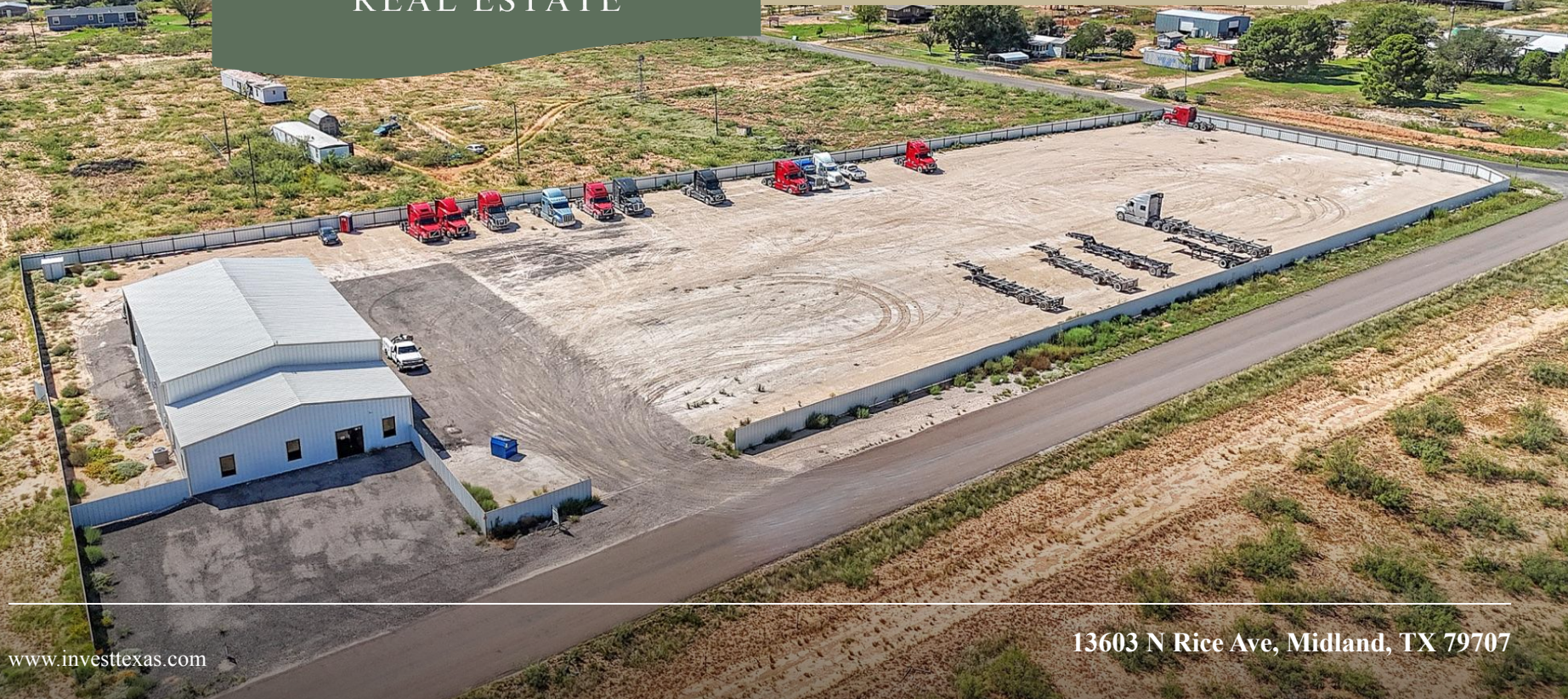




*13603 N Rice Ave*



# General Information

Located in the heart of Midland, Texas, 13603 N. Rice Avenue is positioned within a thriving industrial landscape that supports various business operations. Midland is recognized as a pivotal center for the oil and gas industry, contributing significantly to the local economy. This property offers an exceptional opportunity for businesses looking to capitalize on the area's robust economic environment.

Property Specs	
Address	<b>13603 N Rice Ave</b>
City, State	<b>Midland, TX</b>
Total SF	<b>5,000</b>
Acreage	<b>2.87</b>
Price	<b>\$790,000</b>



# Interior and Exterior



# Highlights



- **Spacious Facility:** 5,000 SF of versatile industrial space.
- **Large Lot:** 2.87 acres for expansion or additional facilities.
- **Modern Construction:** Built in 2023 with contemporary amenities.
- **Strategic Location:** Close to major transportation routes and industrial parks.
- **Investment Opportunity:** Priced competitively at \$790,000.



# Transportation and Nearby Businesses



## TX-191

The property has easy access to Texas State Highway 191, which connects Midland to other major cities and transportation hubs in Texas, ensuring efficient movement of goods.



## Local Suppliers and Services

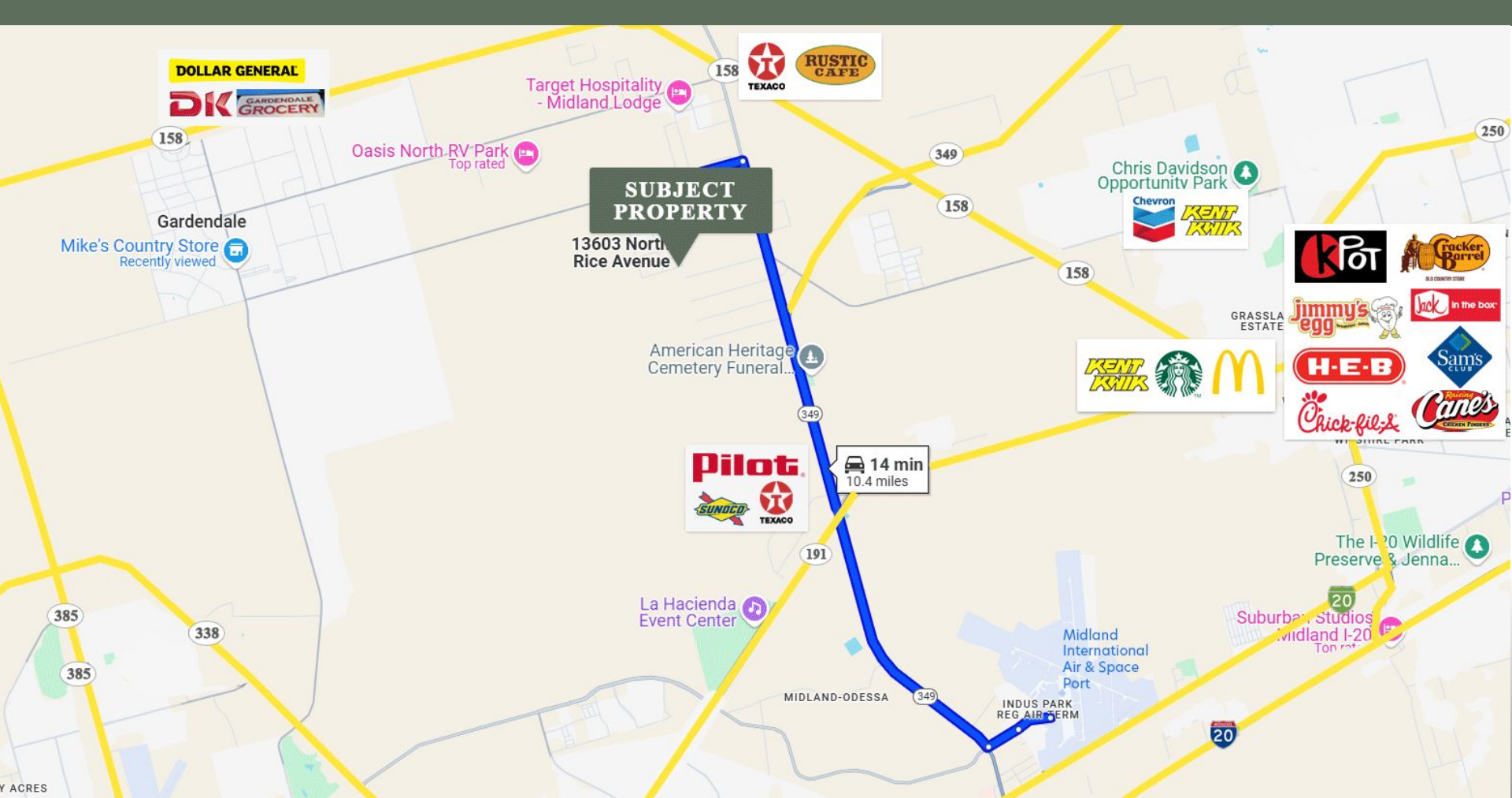
The area is home to various industrial parks that host a range of businesses, providing networking opportunities and potential partnerships.



## Midland Airport

Just a short drive away, this airport provides essential air transportation services for cargo and personnel, enhancing logistical capabilities for industrial operations.





**SUBJECT PROPERTY**

13603 North Rice Avenue

14 min  
10.4 miles

# Contact Us

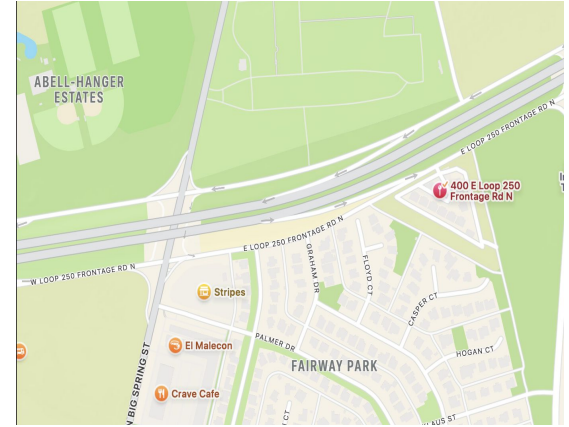
Don't miss this chance to invest in a prime industrial property with excellent income potential! For more information or to schedule a viewing, please contact us today.

**Let us help you secure your next investment!**



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