

25-TON CRANE SERVED FACILITY ON 10 ACRES

3209 W Industrial Ave, Midland, TX 79701

INDUSTRIAL FOR LEASE



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NRG REALTY GROUP

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EXECUTIVE SUMMARY

3209 W INDUSTRIAL AVE, MIDLAND, TX 79701



OFFERING SUMMARY

Lease Rate:	\$27,000.00 /Mo (NNN)
Building Size:	23,378 SF
Lot Size:	10 Acres
Year Built:	1962
Zoning:	Commercial
Sublease Term Through:	June 2030

PROPERTY OVERVIEW

Sublease opportunity in Midland, TX! This property consists of 3 buildings totaling 23,378 SF on 10 Acres. The main office/warehouse includes a 25-ton overhead bridge crane, a 3-ton jib crane, (6) 16' grade-level overhead doors, and a covered wash-bay. This building contains 1,747 SF of office space with 9 private offices, break area, and locker room. There is a separate 4,361 SF office building containing 9 private offices, a large training room, conference room, and kitchenette. The 3rd structure on site is a 3,220 SF storage warehouse with a 12' overhead door and shop office. All shop and warehouse space is served by overhead fire suppression sprinklers according to City of Midland requirements. The 10 Acre lot includes pavement in high traffic areas with the rest caliche. Fenced and secured with 2 access gates on W Industrial Ave and W Industrial Loop. Property is serviced by 3-Phase power and City of Midland water and sewer. Sublease term through June 2030.

LOCATION OVERVIEW

The property is located on W Industrial Ave in Midland, TX. It is approximately 0.8 miles North of Interstate 20, a major thoroughfare in the Permian Basin, making it easily accessible.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3 Building Industrial Complex
- ±23,378 SF on 10 Acres
- 15,797 SF Main Office/Warehouse Warehouse
- 9 Private Offices, 1 Shop Office, Locker Room w/ Shower
- (6) 16' Overhead Doors
- Covered Wash-Bay
- 25-ton Bridge Crane & 3-ton Jib Crane
- 4,361 Office Building
- 9 Private Offices, Large Training Room
- Secure, Covered Visitor Parking
- 3,220 SF Storage Warehouse
- (1) 12' Overhead Door
- Both Warehouses have Sprinkler Systems
- Site is Fully Fenced with 2 Entrances
- Asphalt and Caliche Throughout
- Sublease Term Through June 2030

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ADDITIONAL PHOTOS



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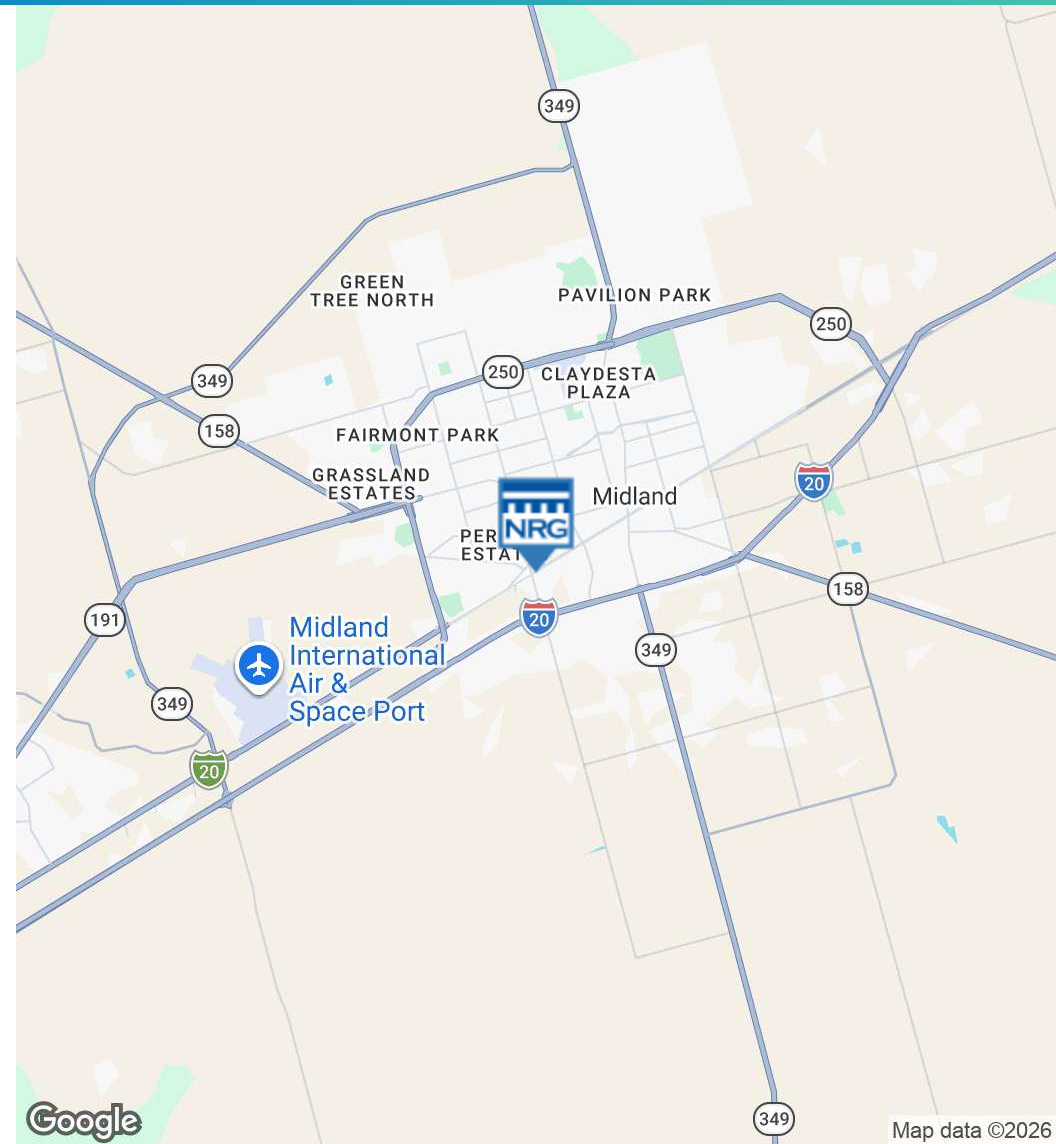
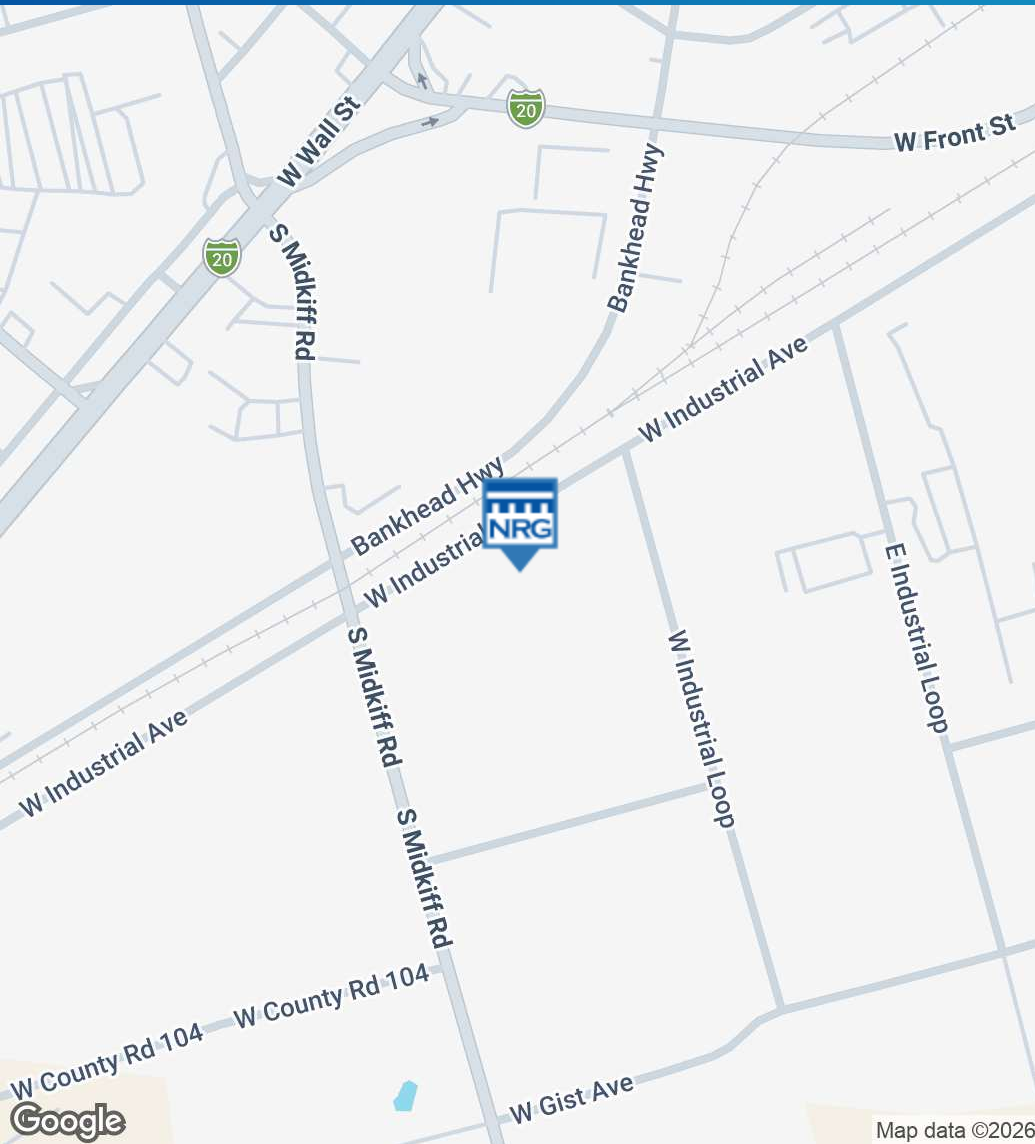
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LOCATION MAP



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