

INDUSTRIAL OFFICE/WAREHOUSE & HOUSING IN GARDENDALE

INDUSTRIAL FOR SALE AND FOR LEASE

**10916 E COTTONWOOD
RD**

GARDENDALE, TX 79758

CONTACT BROKERS:

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NRG REALTY GROUP
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OFFERING SUMMARY

Sale Price:	\$1,260,000
Price / SF:	\$99.60
Lease Rate:	\$11,750.00 /Mo (NNN)
Building Size:	12,650 SF
Lot Size:	2.42 Acres
Year Built:	2011
Zoning:	None, County

PROPERTY OVERVIEW

This property includes one 9,000 SF industrial building with large awnings and 3,650 SF of housing on 2.42 Acres located in Gardendale, TX. The office is 3,600 SF containing a reception area, 5 private offices, 2 restrooms with a shower, a conference room, and break area. All with stained concrete flooring. The 5,400 SF shop is fully insulated and contains 3 drive-in bays with (3) 16'x16' automatic overhead doors. It is also plumbed for air, has an R/O system, 220V outlets, a shop restroom, and ±1,625 SF 2nd floor mezzanine for storage. The building also has a 520 SF awning in the front and a 3,150 SF awning off the west side utilized for RV storage with (4) 50-amp outlets. There are 3 housing properties on site. Housing 1 is an 800 SF mobile home with 1 loft bedroom, a living room, laundry area, kitchen, and bathroom. Housing 2 is a 900 SF mobile home with 3 private rooms, 2 bathrooms, a living room, kitchen, and laundry area. Housing 3 is a 1,950 SF mobile home that contains 2 living rooms, a large kitchen area, 3 private bedrooms, 2 bathrooms, a laundry area, and a large private patio. Available for sale or lease.

LOCATION OVERVIEW

The property is in Ector County, located .07 miles from the cross sections of E Cottonwood Rd and N Rice Ave in Gardendale, TX., just outside of the Midland county boundary. The property is 1.12 miles west of N FM 1788, a highly visible HWY that runs N/S of Midland, TX. This property is also 2.78 Miles from HWY 158, a major thoroughfare to SE New Mexico via US 385 and US 180 or to Kermit and Monahans, TX via HWY 302 and HWY 18. Approximately 10.1 miles from Midland International Airport.

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PROPERTY HIGHLIGHTS

- 12,650 SF under roof
- 3,600 SF Office
- 5 private Offices, Reception, Conference Room
- 5,400 SF Shop
- (3) Drive-In Bays w/ 16' x 16' OHD's
- (4) 50 Amp RV Hook-ups
- 3,670 SF Awnings total, used for RV storage
- 3,650 SF Housing
- (3) Pre-Manufactured Housing Units
- (2) Water Wells, Septic
- Single-Phase, 220V Power



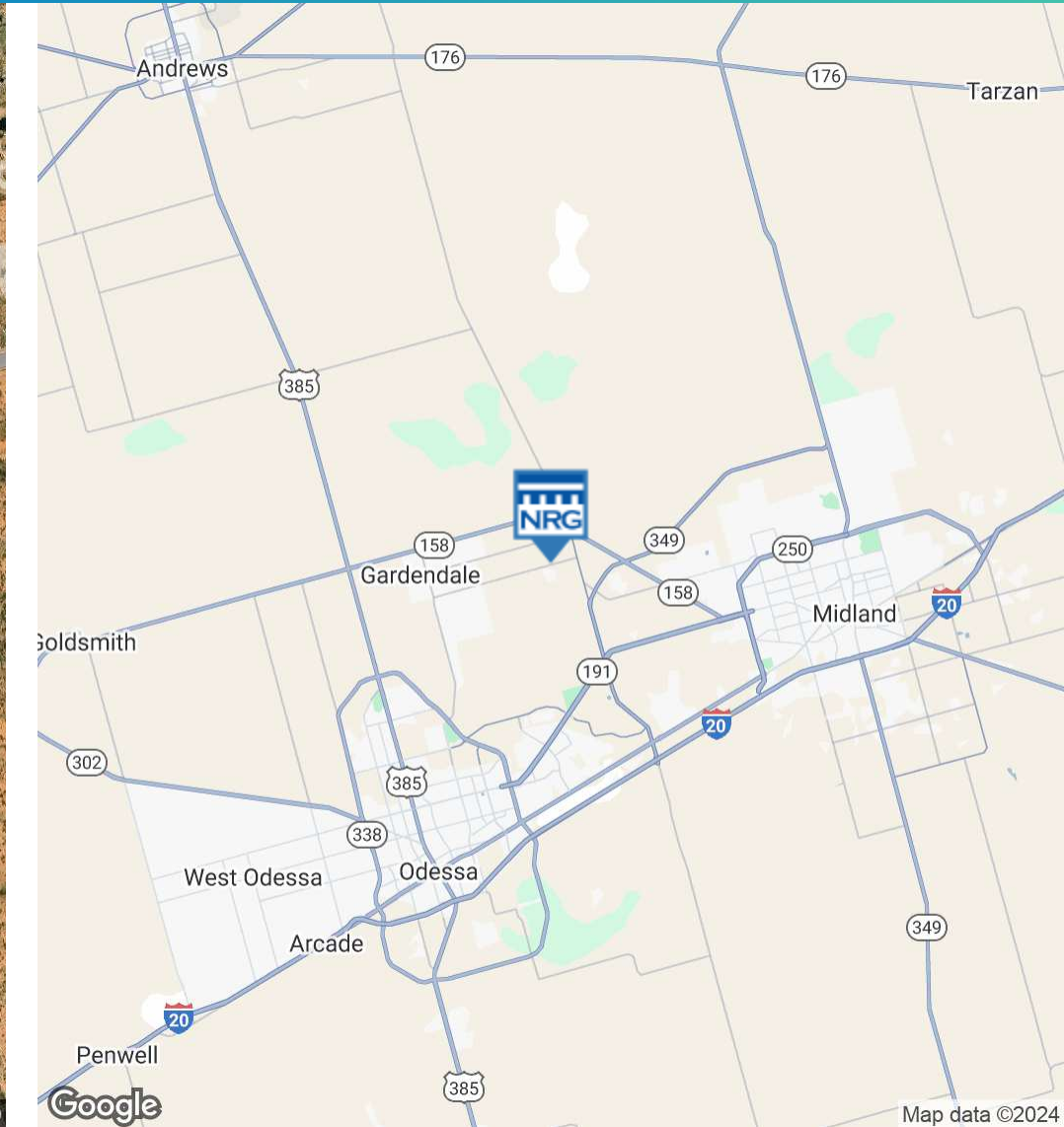
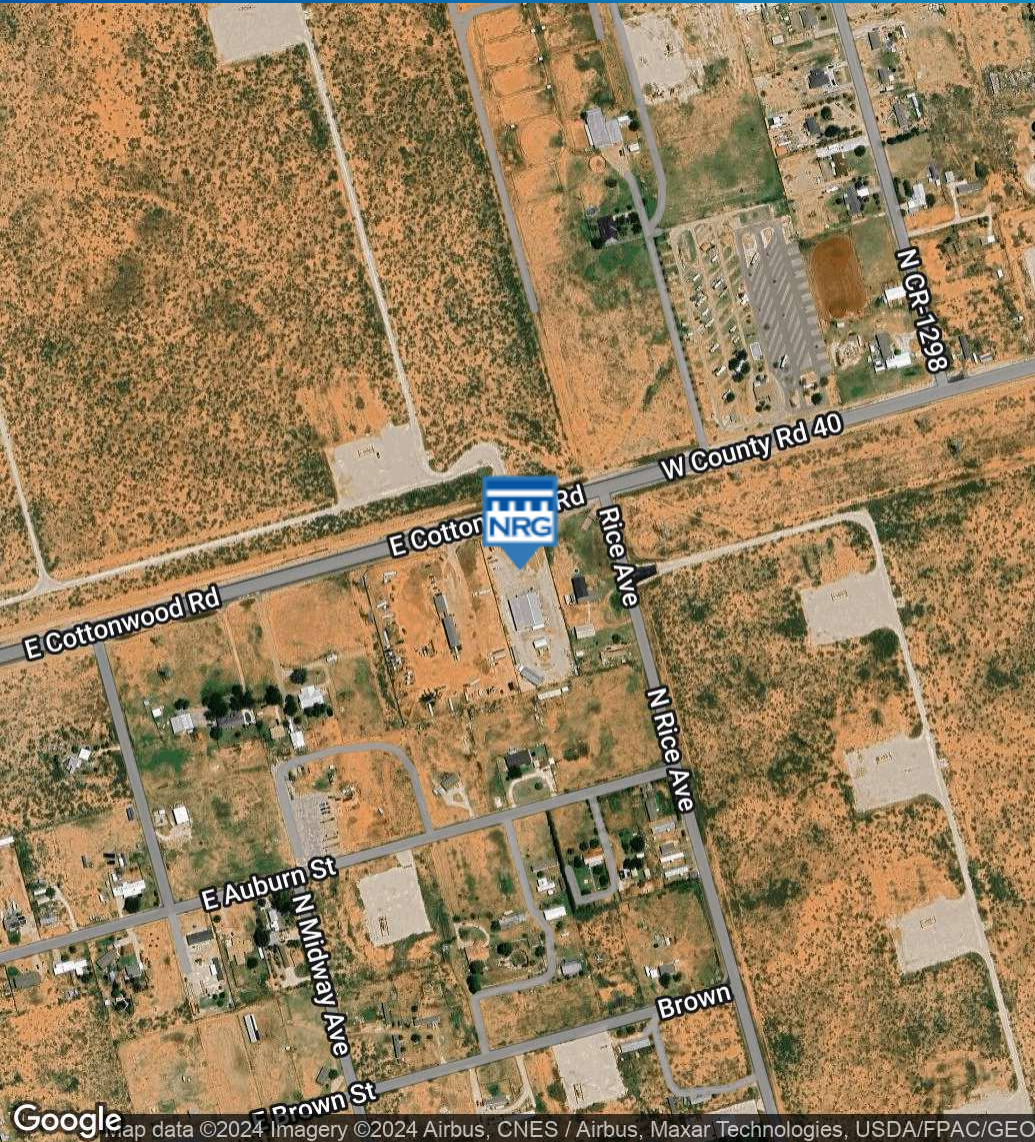
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