



PRICE: \$575,000

W WASHINGTON STORAGE

2801 W Washington Street, Midland, TX 79701

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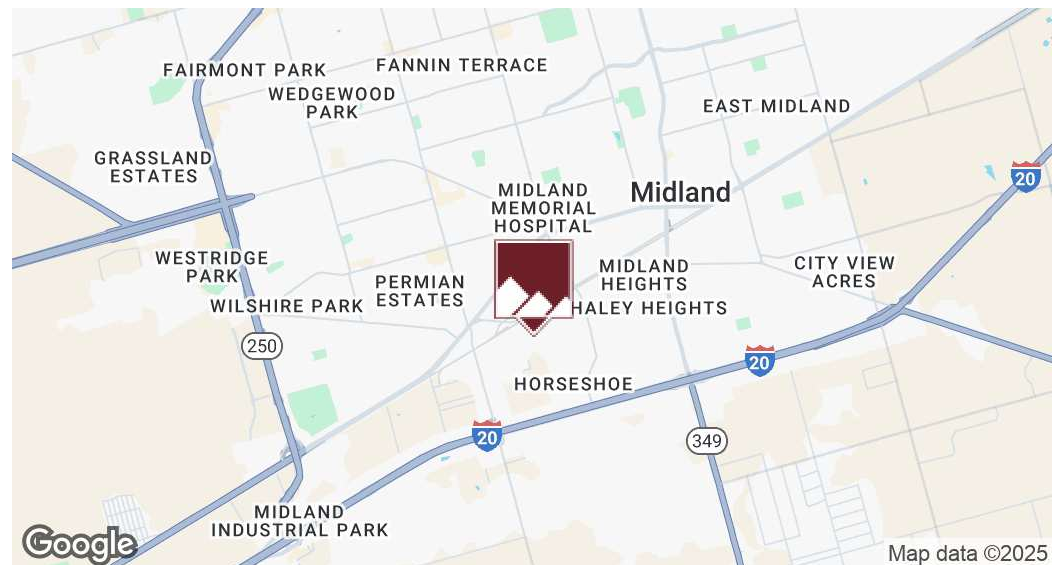


Property Description

Prime Industrial/Self-Storage Investment Opportunity – Midland, TX! This well-maintained 7,675 SF storage facility features 38 fully leased units, offering immediate and reliable cash flow. Built in 2004 and zoned commercial, the property is strategically positioned for long-term growth and stability in a high-demand market. With a 100% occupancy rate, this asset delivers strong, consistent income and presents a turnkey opportunity for investors seeking a stable addition to their portfolio.

Property Highlights

- Income-Producing Property
- 100% Occupied | 38 Units
- **Unit Measurements:** 10'x10, 10'x20' & 15'x25' | **Ceiling Heights:** 9' & 8'
- Secure Property | Perimeter Fence



Location Description

Situated at 2801 W Washington Street, this property benefits from a strategic location in Southwest Midland, offering strong value for industrial or self-storage investors. With near-immediate access to Front Street, it connects easily to major transportation routes, enhancing logistical convenience for tenants or operations. Positioned on a 0.44-acre lot, the site provides both functionality and room for future flexibility in an active industrial area in Midland.

Offering Summary

Sale Price:	\$575,000
Number of Units:	38
Lot Size:	0.44 Acres
Building Size:	7,675 SF

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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$575,000

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