



10504 W. County Rd 72

General Information

Located in the thriving industrial hub of Midland, Texas, this investment property at 10504 W. County Rd 72 offers a remarkable opportunity for investors seeking a stable income stream. Priced at \$3,600,000, this property features a total of 25,000 SF on 4.5 acres, including 5,000 SF of office space and a generous 20,000 SF shop area.

Property Specs	
Address	10504 WCR 72
City, State	Midland, TX
Office SF	5,000
Shop SF	20,000
Total SF	25,000
Acreage	4.5



Pricing



Pricing

- **Total Price:** \$3,600,000
- **Price/SF:** \$144
- **Cap Rate:** 10%



Lease Details

Initial Term

Initial Lease Commencement	7/1/2021
Initial Lease Expiration	6/30/2026
Term Length	5 Years
Monthly Rent	\$30,000
Annual Rent	\$360,000
Rent/SF/YR	\$14.40
Current Cap	10%

Option to Renew

Initial Lease Commencement	7/1/2026
Initial Lease Expiration	6/30/2031
Term Length	5 Years
Monthly Rent	\$35,750
Annual Rent	\$429,000
Rent/SF/YR	\$17.16
Renewal Cap	11.92%

This property boasts a strong **cap rate of 10%**, making it an attractive option for investors looking for reliable returns. The current lease structure provides a steady cash flow with potential for increased revenue upon renewal. The combination of office and shop space caters to a variety of industrial uses and is well-positioned within the growing Midland market.



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.



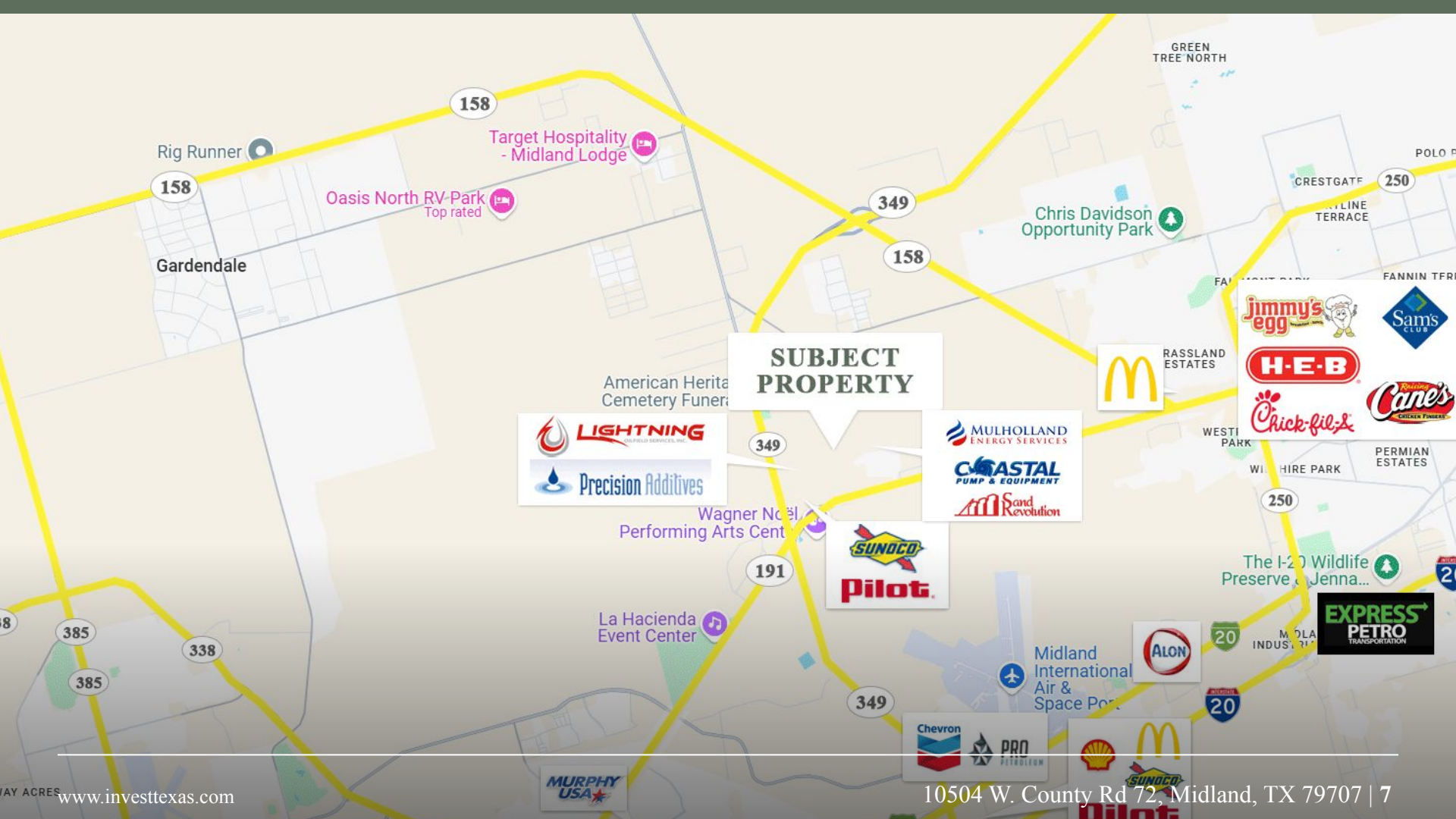
Midland Airport

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



Distance

TX-191	2 miles (7 min)
Midland Airport	6 miles (11 min)
I-20	6.5 miles (12 min)



SUBJECT PROPERTY

LIGHTNING
ON-FIELD SERVICES, INC.

Precision Additives

MULHOLLAND ENERGY SERVICES

COASTAL PUMP & EQUIPMENT

Sand Revolution

SUNOCO

Pilot.

Contact Us

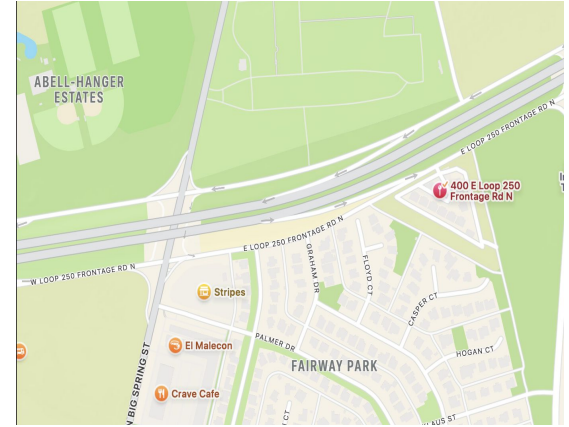
Don't miss this chance to invest in a prime industrial property with excellent income potential! For more information or to schedule a viewing, please contact us today.

Let us help you secure your next investment!



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