



PRICE: \$18.00 SF/YR

# 4612 E COUNTY ROAD 128

Midland, TX 79706

**Trey Dennis**

Broker  
432.236.7500  
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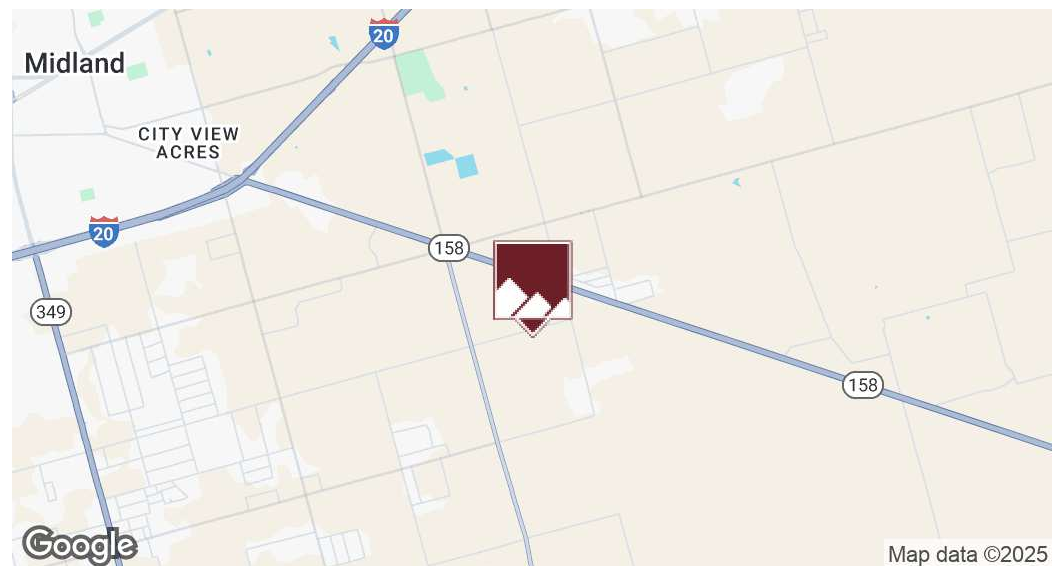
**Jack Oduro**

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## Property Description

The property includes a 3,750 SF shop with (5) 14' overhead doors, including (2) full pull-through bays, situated on a 3.97-acre yard—ideal for equipment storage and vehicle circulation. The building offers 1,250 SF of finished office space on the first floor, with an additional 1,250 SF upstairs that ownership is prepared to build out for a qualified tenant with strong credit. Additional improvements may be considered depending on lease terms and tenant needs.

## Property Highlights

- **Shop Details:** (5) 14' OH Doors | (2) Pull-Thru Bays | 1,250 SF Mezzanine (can be built out as office or living quarters) | Power: 3P 480V
- **Office Details:** Private Offices | Reception Area | Conference Room | Breakroom
- 3.97 AC Caliche Yard | Perimeter Fencing

## Location Description

Located at 4612 E County Road 128 in southeastern Midland County, this property offers a strategic position within one of the most active industrial corridors of the Permian Basin. Situated just minutes southeast of Midland city limits, the site provides direct access to key regional routes including Highway 158, FM 715, and Interstate 20—ensuring efficient connectivity to Midland, Odessa, and surrounding oilfield operations.

## Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	3.97 Acres
Building Size:	6,250 SF

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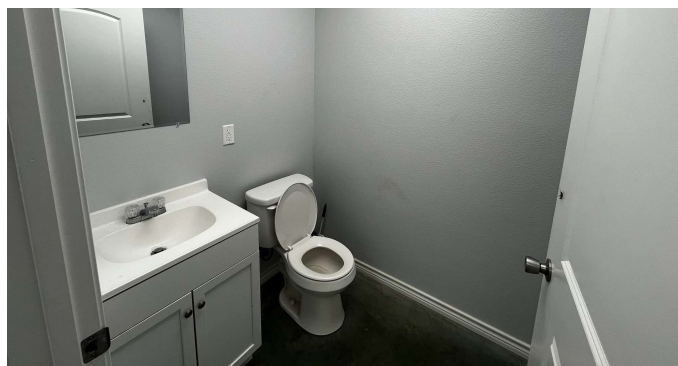
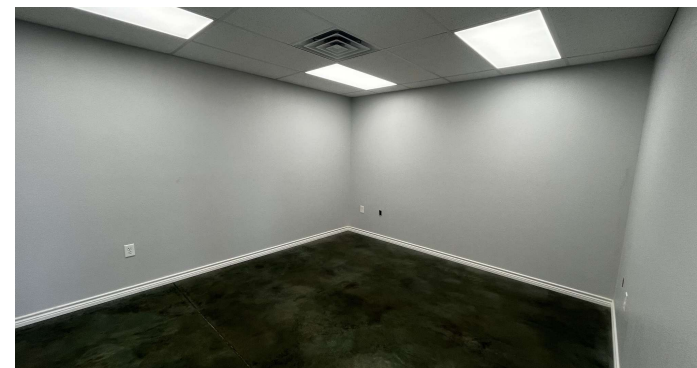
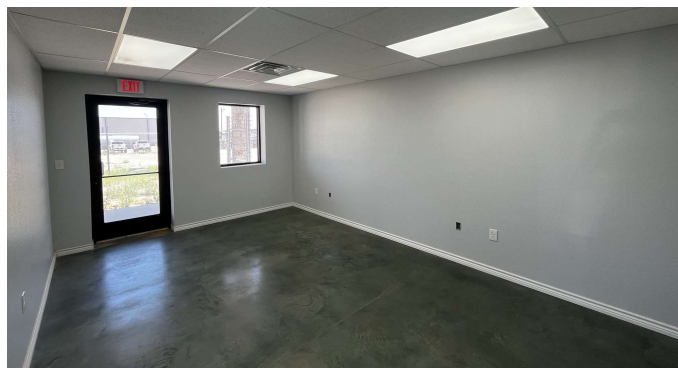
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