

# 10 ACRES + RV HOOKUP MAINTENANCE FACILITY

5805 FM 1788, Midland, TX 79706

INDUSTRIAL FOR LEASE



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**NRG REALTY GROUP**

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EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Lease Rate:	\$20,000.00 /Mo (NNN)
Building Size:	10,000 SF
Lot Size:	10.04 Acres
Year Built:	2012
Zoning:	None, County

## PROPERTY OVERVIEW

Positioned on a spacious 10.04 Acre lot, the property features a 10,000 SF industrial service facility. The office space spans 2,500 SF including 11 private offices, a kitchenette/break room, conference/training area, and restrooms. 7,500 SF of warehouse space features (2) 16' overhead doors forming 1 drive-in bay and (3) 14' overhead doors offering efficient equipment loading. Additional workspace is provided by a 50'x30' concrete slab on the side of the shop and a covered area on the front of the building. There is extensive outside storage capacity across the fully fenced lot. The lot also includes a contained space for fuel or chemical storage and 2 full RV hook-ups to service workforce housing. Serviced by Single Phase power, water well, and septic system. The concrete slab can be converted into a wash-bay. Contact Tucker Schneemann or Brian Steffenilla for more details on this opportunity.

## LOCATION OVERVIEW

From Interstate 20 in Midland, Tx take the exit for FM 1788 and travel south for approximately 1.5 miles. The property offers 500' of frontage directly on FM 1788 with high visibility and direct highway access.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 10,000 SF on 10.04 Acres
- Automatic Gate Entry
- 11 Total Offices
- (2) 16'x14' Overhead Doors forming 1 Drive-Through Bay
- (3) 14'x12' Overhead Doors to Warehouse
- Covered Parking
- Fuel/Chemical Island
- (2) RV Hookups
- 240v/Single Phase - 200 amps Power
- Water Well, Septic System
- Wash-Bay Can be Added for Additional Cost



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ADDITIONAL PHOTOS



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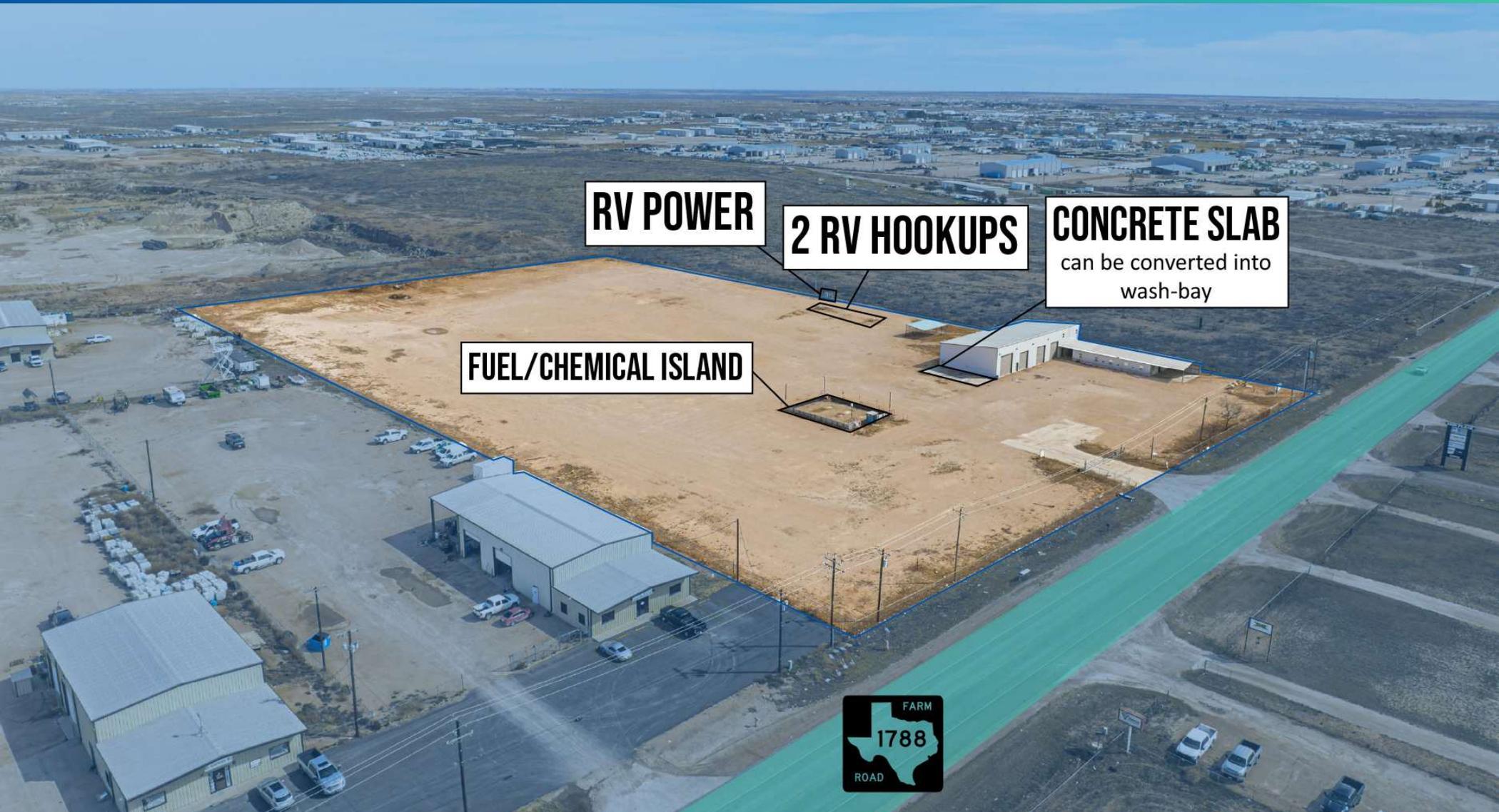
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SITE FEATURES LABELED



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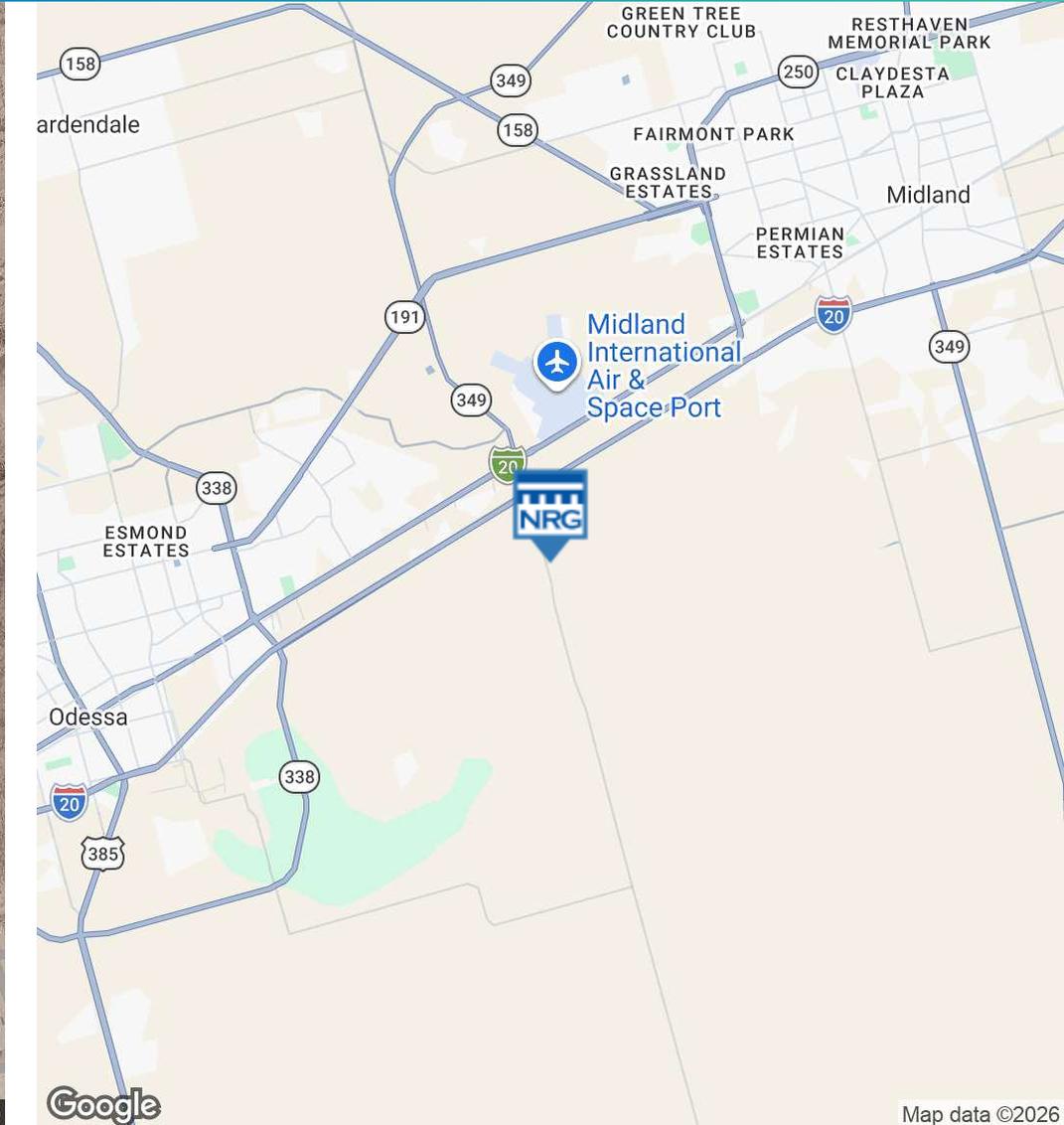
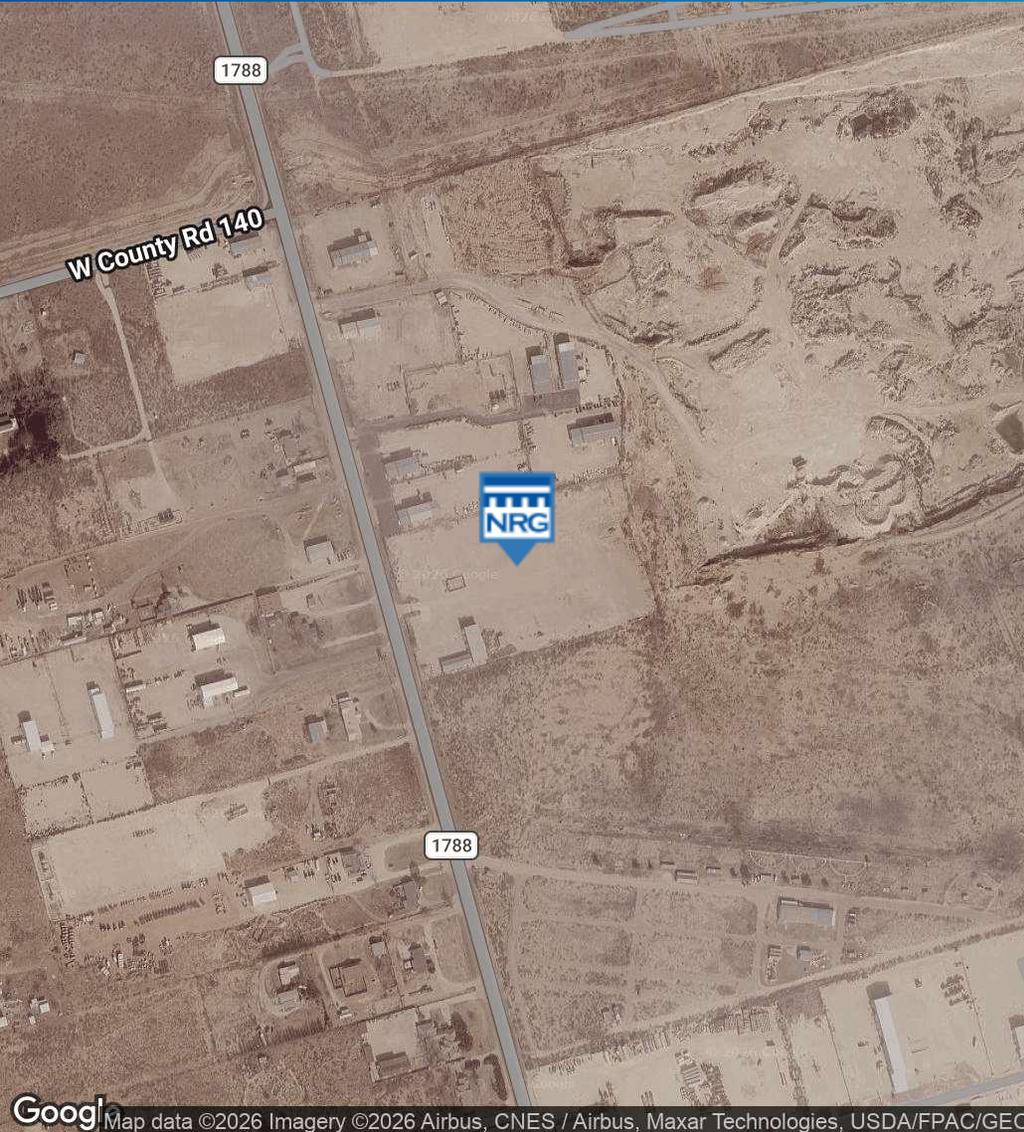
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LOCATION MAP



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