

27,488 SF CRANE SERVED SHOP WITH WASH-BAY

INDUSTRIAL FOR SALE OR LEASE

3707 S COUNTY RD 1210

MIDLAND, TX 79706

CONTACT BROKERS:

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NRG REALTY GROUP
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OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Building Size:	27,488 SF
Lot Size:	6 Acres
Year Built:	2014
Zoning:	None

PROPERTY OVERVIEW

The property is a 27,488 SF industrial facility on the South side of Midland, TX. The 3,136 SF office space includes a lobby, reception area, 7 private offices, kitchen/break room, conference room, and both men's and women's restrooms. The warehouse space consists of 24,352 SF featuring (2) 5-ton cranes, (4) jib cranes, and (5) overhead doors ranging from 12' - 16'. The shop also contains a separate kitchen/break room, mezzanine for storage, and a locker room with restrooms & shower. There is a trench drain that ties into an interior wash-bay surrounded by CMU walls. The multiple cranes within the shop make it easy to lift equipment over and into the wash-bay for cleaning. Sitting on a 6 Acre lot of stabilized caliche, fully fenced with 2 entrances. No zoning restrictions and serviced by 3-Phase/480V power.

LOCATION OVERVIEW

The property is located in Midland approximately 1.3 miles to the south of I-20 on S County Rd 1210.

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PROPERTY HIGHLIGHTS

- 27,488 SF on 6 Acres
- 3,136 SF Office | 7 Private Offices
- Lobby, Reception, Kitchen, Conference Room
- 24,352 SF Warehouse
- (2) 5-ton Cranes & (4) Jib Cranes
- (5) OHDs ranging from 12' - 16'
- Interior Wash-Bay with Trench Drains
- Locker Room with Shower
- Fully Fenced & Stabilized Caliche
- No Zoning | 3-Phase/480V Power



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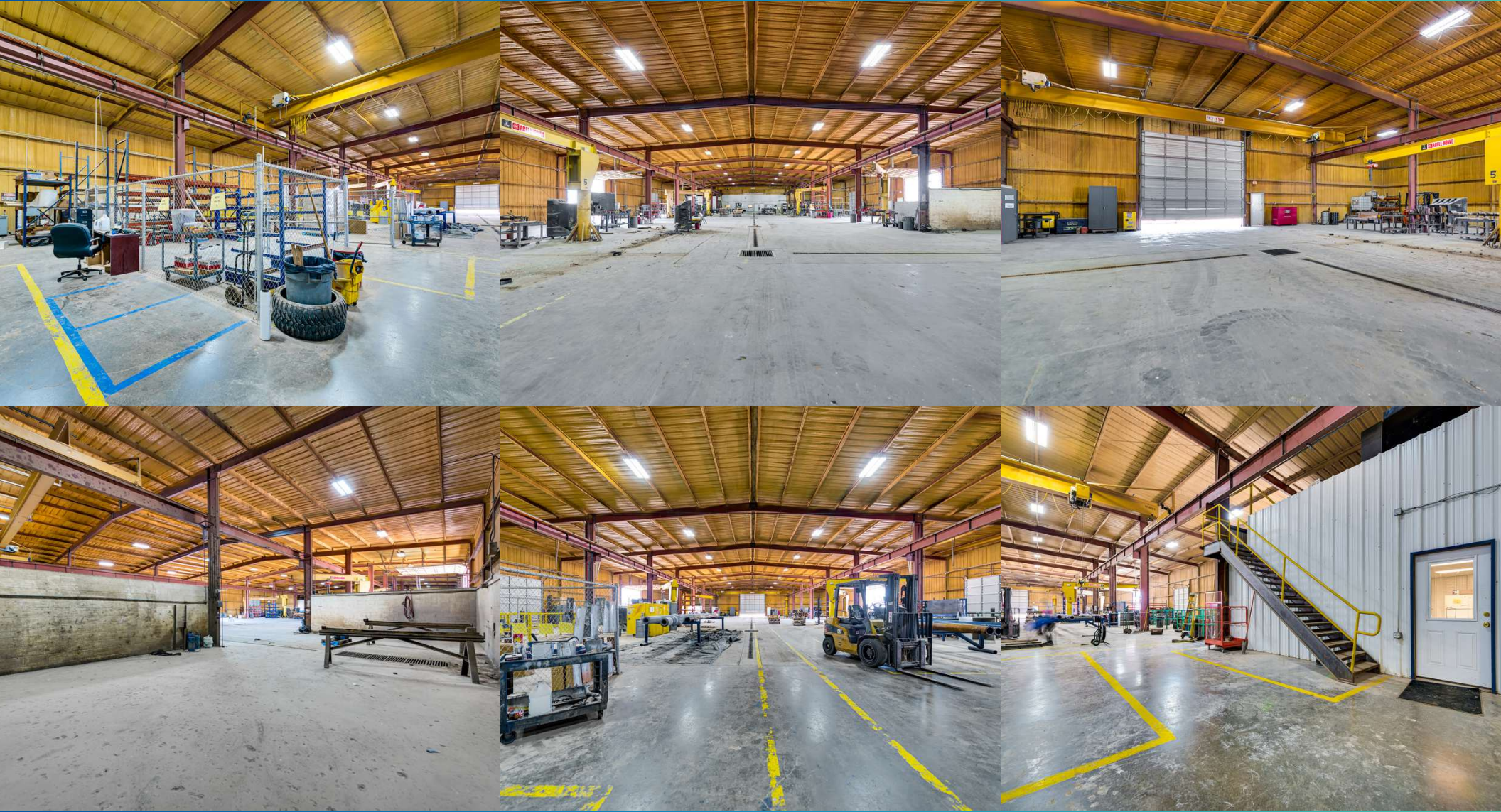


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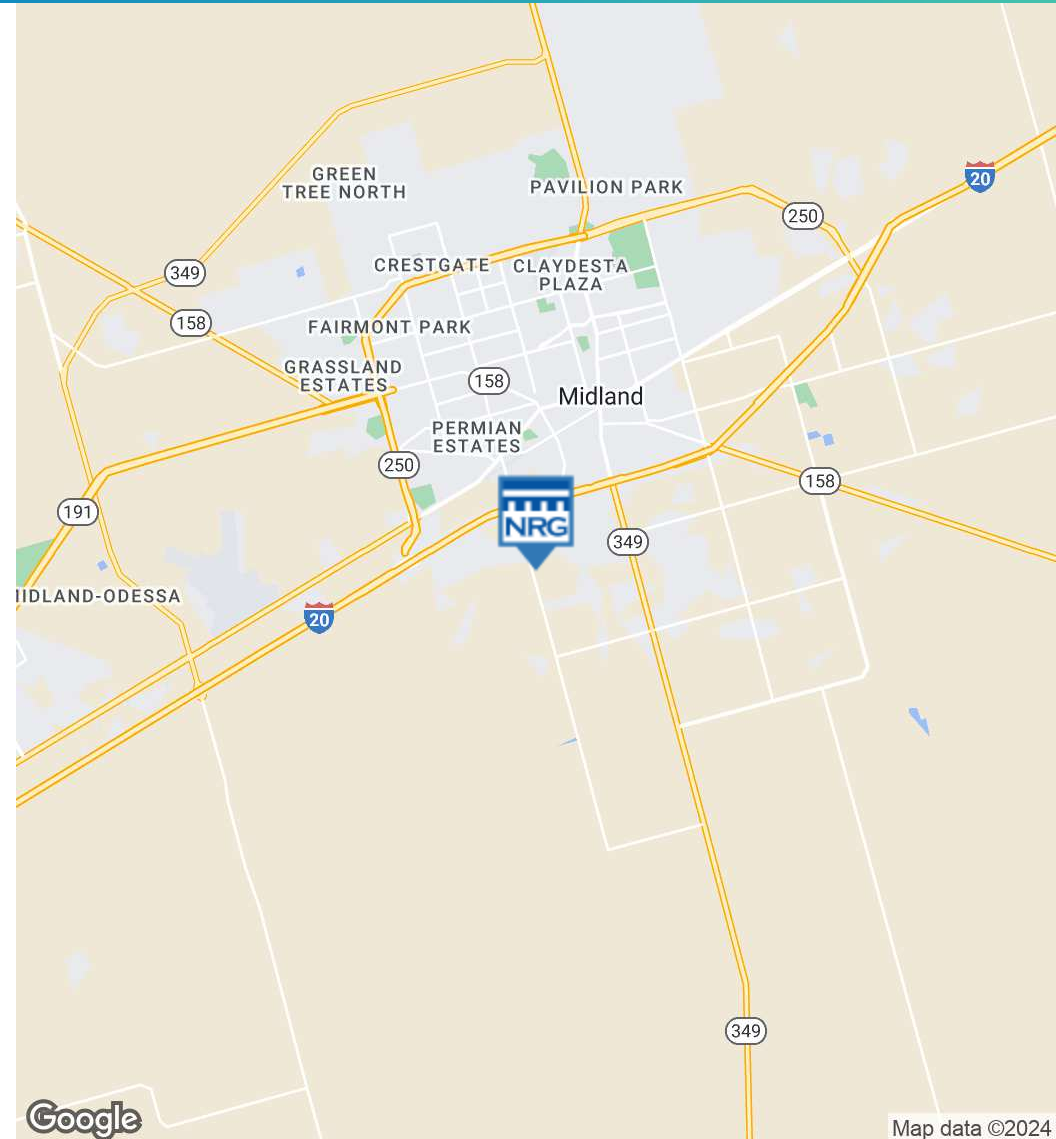


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