



FOR SALE: \$600,000 | FOR LEASE: \$5.00/SF

# 1409 E HIGHWAY 350

Big Spring, TX 79720

**Trey Dennis**  
Broker  
432.236.7500  
trey@moriahgroup.net

PRICE: \$600,000 | FOR LEASE: \$5.00/SF

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## Property Description

Northeast Big Spring industrial building totaling 56,690 SF on 6.34 acres. The property features approximately 3,500 SF of office space, 53,190 SF of warehouse space, along with a commercial-grade caliche yard with perimeter fencing and an asphalt parking lot. The warehouse is equipped with a 5-Ton overhead crane, (3) dock-high overhead doors, and (2) grade-level overhead doors. The building is powered by 3-Phase, 480V power and includes (3) on-site septic systems and a water filtration system.

## Property Highlights

- 5-Ton Overhead Crane | 3 Phase 480 V Power
- (2) Additional Storage Buildings on Site
- Outside City Limits; No Zoning Limits
- Building is Strategically Located to Allow for Expansion

## Location Description

The property is situated on State Highway 350 in Big Spring, TX, approximately 2.5 miles north of downtown Big Spring, in central Howard County. The facility entrance is on the northwest side of Highway 350, about 0.6 miles southwest of FM 700.

## Offering Summary

Sale Price:	\$600,000
Lease Rate:	\$5.00/SF
Lot Size:	6.34 Acres
Building Size:	56,690 SF

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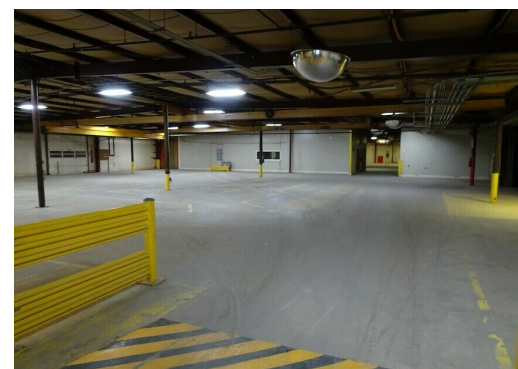




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 **MORIAH**  
BROKERAGE SERVICES, LLC



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Contact Broker:

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