

DUNN RANCH INDUSTRIAL PARK: 10,500 SF ON 5.57 ACRES

Lot 25 S County Rd 1120, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealitygroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

LOT 25 S COUNTY RD 1120, MIDLAND, TX 79706



OFFERING SUMMARY

Sale Price:	\$1,675,000
Price / SF:	\$159.52
Lease Rate:	\$20.50 SF/yr (NNN)
Building Size:	10,500 SF
Lot Size:	5.57 Acres
Year Built:	2026
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Explore this 10,500 SF industrial facility located on Lot 25 of Dunn Ranch. Step through the automatic sliding front door into a stunning glass entryway featuring a vaulted ceiling, exposed beams, and elegant can lighting. A chandelier serves as a focal point at the heart of the two-story entry. Premium finishes throughout include 8' solid-core doors and granite countertops reflecting modern craftsmanship. Designed for durability and functionality, the warehouse is 15-ton crane ready and features (6) 14'x16' bay doors (option to add 3 additional bays), 24' eave height, and 400 Amp 480 volt 3 phase power. An 1,500 SF wash-bay can be added based on the user's needs. Each building showcases a custom monument sign with a 4'x8' illuminated display area. The 5.57 Acre lot is to be asphalt millings designed for durability while landscaping includes sprinklered green spaces on each side of the parking area with native plants. Fully enclosed by rustic wood post and barbed-wire fencing adding ranch-style charm to the property. Optional covered parking for up to 11 vehicles further enhances both convenience and functionality. Contact John McDaniel for more details on this state-of-the-art service facility in a master planned industrial community.

LOCATION OVERVIEW

Perfectly located on SCR 1120 just 1 mile south of I-20 and one mile north of Highway 307, Dunn Ranch offers easy access to major routes, fuel stations, and local restaurants — making it the ideal hub for progressive companies ready to stand apart. Interstate 20 provides excellent access throughout Midland to Odessa and the greater Permian Basin area.

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 10,500 SF on 5.57 Acres
- 2,400 SF Office | 8,100 SF Shop
- Stunning Glass Entryway with Chandelier & Vaulted Ceilings
- Premium Finishes: 8' Solid-Core Doors, Granite Countertops
- 15-ton Crane Ready | 24' Eave Height
- (6) 14'x16' Overhead Doors
- 400 Amp 480V 3-Phase Power
- 4'x8' Lighted Monument Signage with Cut-Stone Base
- Can add a 1,500 SF Wash-Bay
- Can add Covered Parking
- Can add 3 Additional Bays
- Can finish out 1,500 SF Mezzanine into Additional Office or Living Space
- All lots have good water up to 30 Gallons per minute
- All private roads are well-maintained under the development's private road maintenance agreement
- Part of Dunn Ranch: A Master Planned Industrial Park



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DUNN RANCH INDUSTRIAL PARK: 10,500 SF ON 5.57 ACRES

LOBBY RENDERING

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INDUSTRIAL PARK

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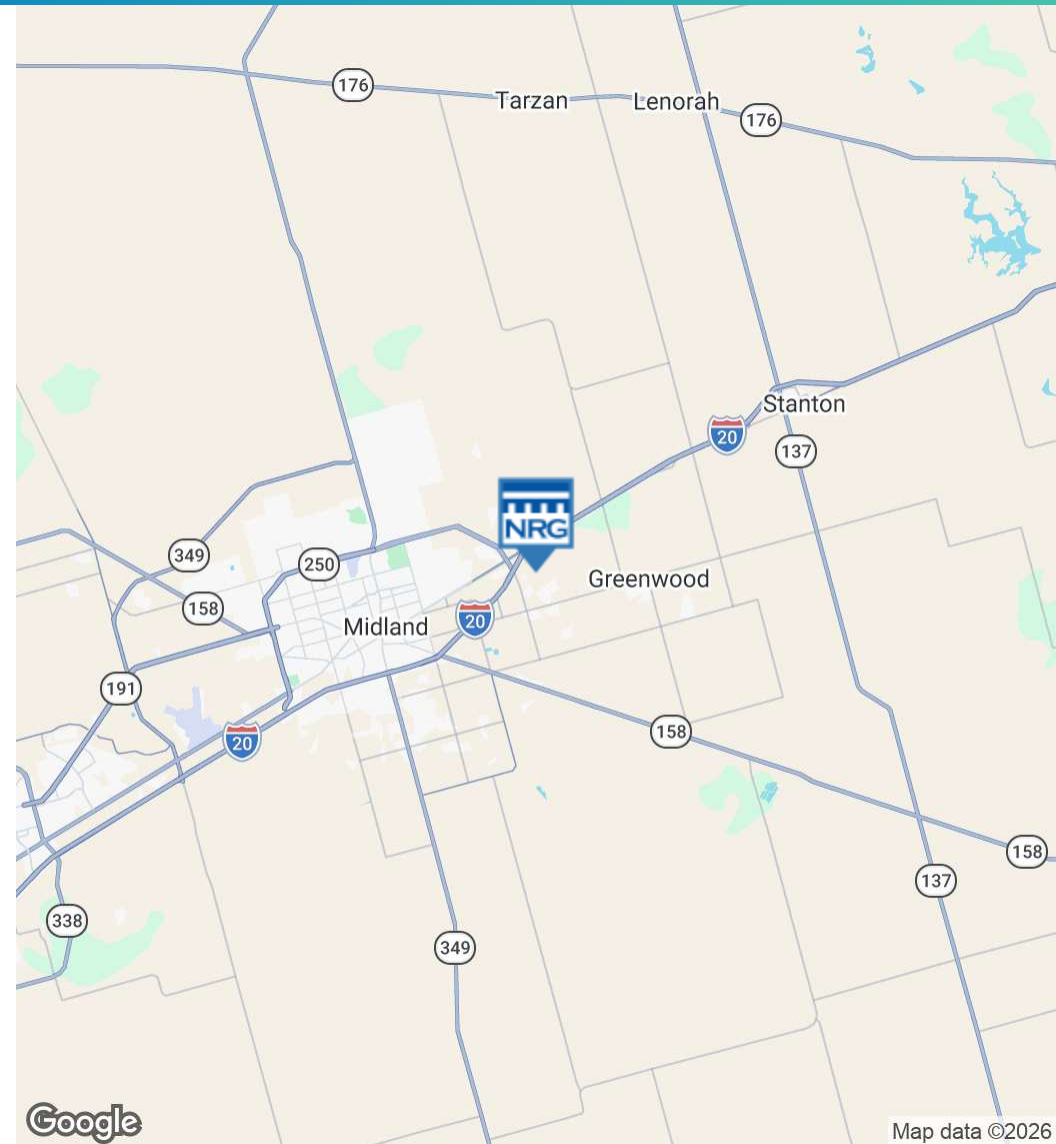
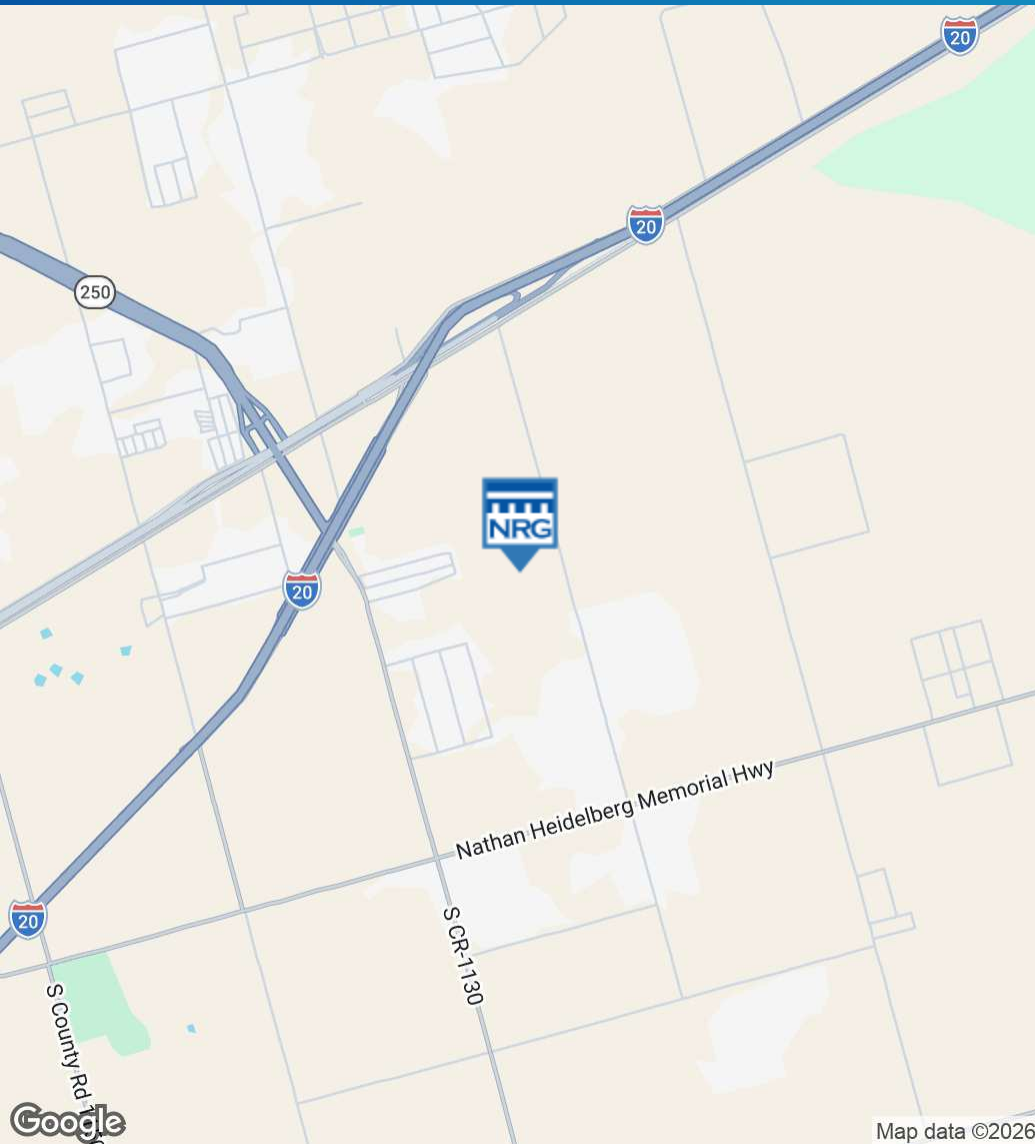
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LOCATION MAP

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CONTACT BROKERS:

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealtygroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

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