



PRICE: \$9,500,000

# NGSG BUILDING

404 Veterans Airpark Ln | Midland, TX 79705

**Wes Gotcher**

Broker | President  
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**Trey Dennis**

Broker  
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## Property Description

Introducing an exceptional commercial investment opportunity in Midland, TX. This expansive 42,165-square-foot office building is strategically located within a commercially zoned area, offering strong potential for investors seeking a high-quality asset. With generous square footage and flexible floor plans, the property is ideally suited for a variety of office configurations. Positioned in the heart of Midland, it provides outstanding visibility and convenient access, making it an attractive location for businesses.

## Property Highlights

- 3rd Floor (Suite 300) includes multiple conference & meeting rooms, private interior and window offices, open workstations, several break rooms, print and copy rooms | 1st & 2nd Floors - Shell Space
- New Construction | Above Average Finishes in Common Spaces | Outdoor Courtyard
- Natural Light | Wall-to-Wall Windows
- Located less than a mile of Loop 250

## Location Description

The property is located near N Big Spring St on Veterans Airpark Ln and sits just north of the Claydesta Plaza Business Park within a mile of Loop 250. The property is a stand-alone building on 3.06 Acres. Surrounding businesses include: ExxonMobil and Apache Corporation.

## Offering Summary

Sale Price:	\$9,500,000
Lot Size:	3.05 Acres
Building Size:	42,165 SF
First Floor Suite 100 & 110:	7,997 SF   4,773 SF
Second Floor Suite 200:	13,860 SF
Third Floor Suite 300:	13,860 SF

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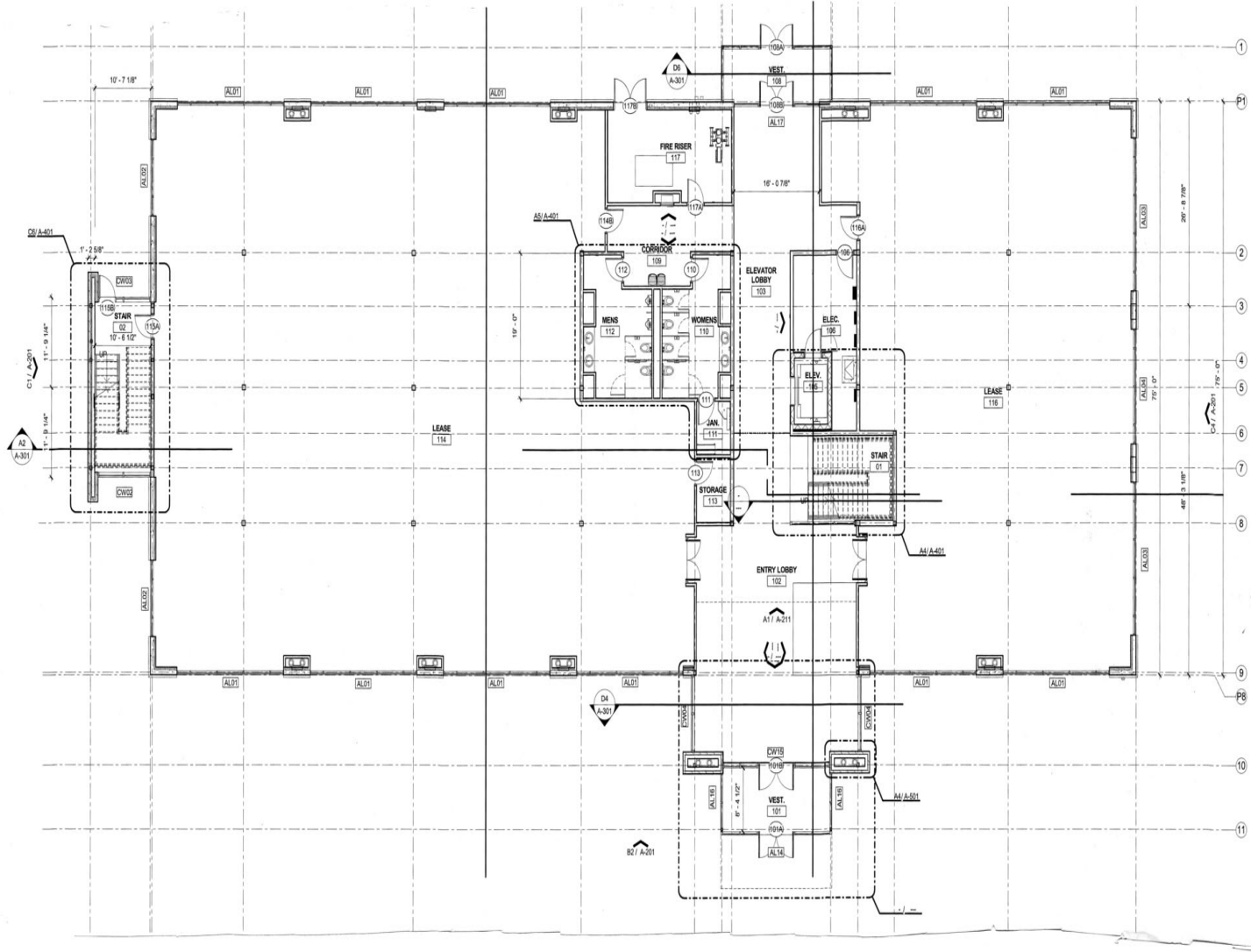
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# FLOOR PLAN | FIRST FLOOR

404 Veterans Airpark Ln | Midland, TX 79705



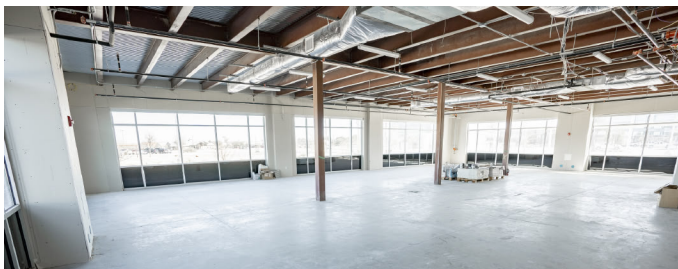
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SHELL CONDITION SPACE

# SUITE 100 & 110 | FIRST FLOOR | COMMON SPACES

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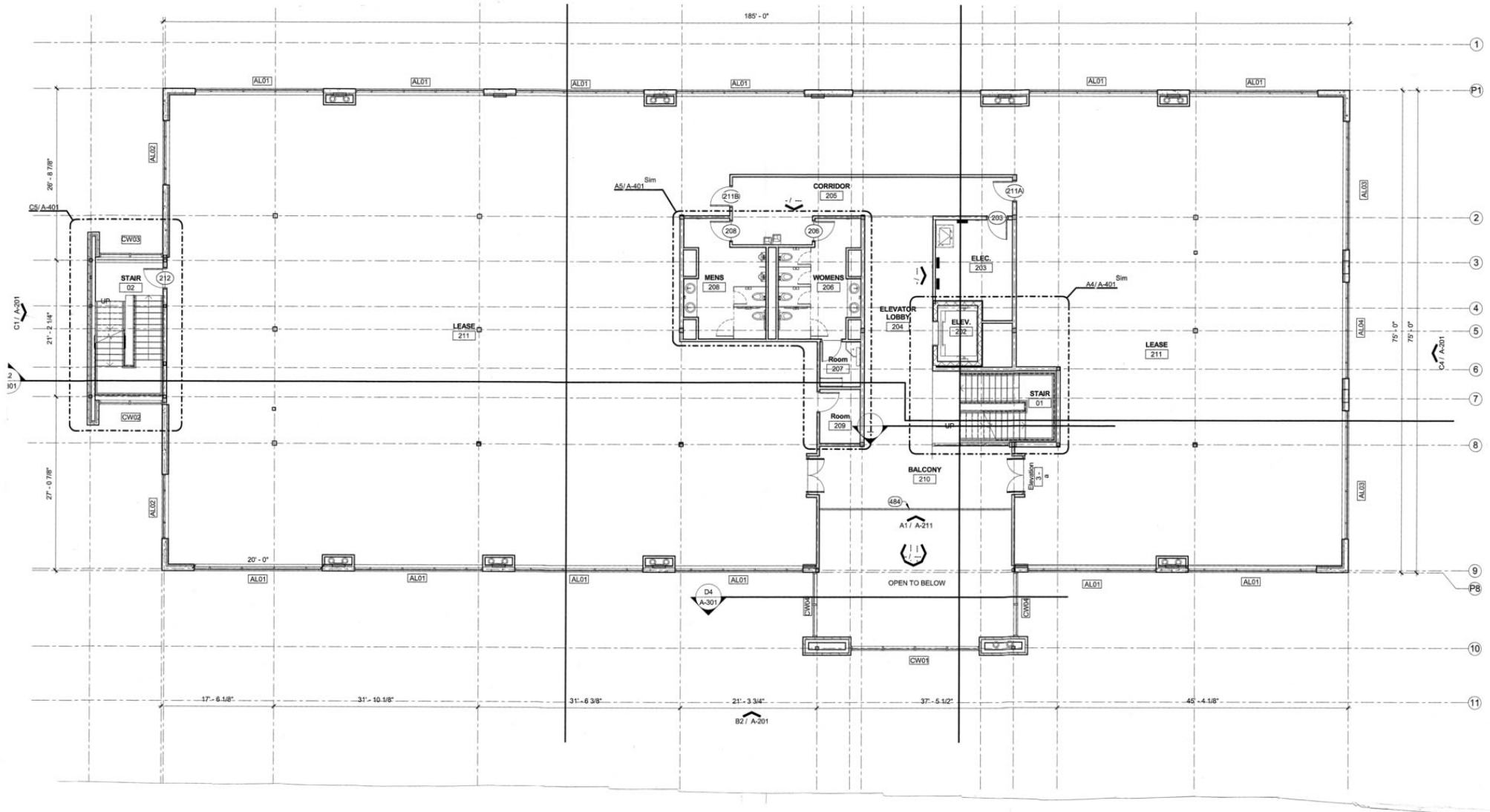
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# FLOOR PLAN | SECOND FLOOR

404 Veterans Airpark Ln | Midland, TX 79705



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SHELL CONDITION SPACE

# SUITE 200 | SECOND FLOOR

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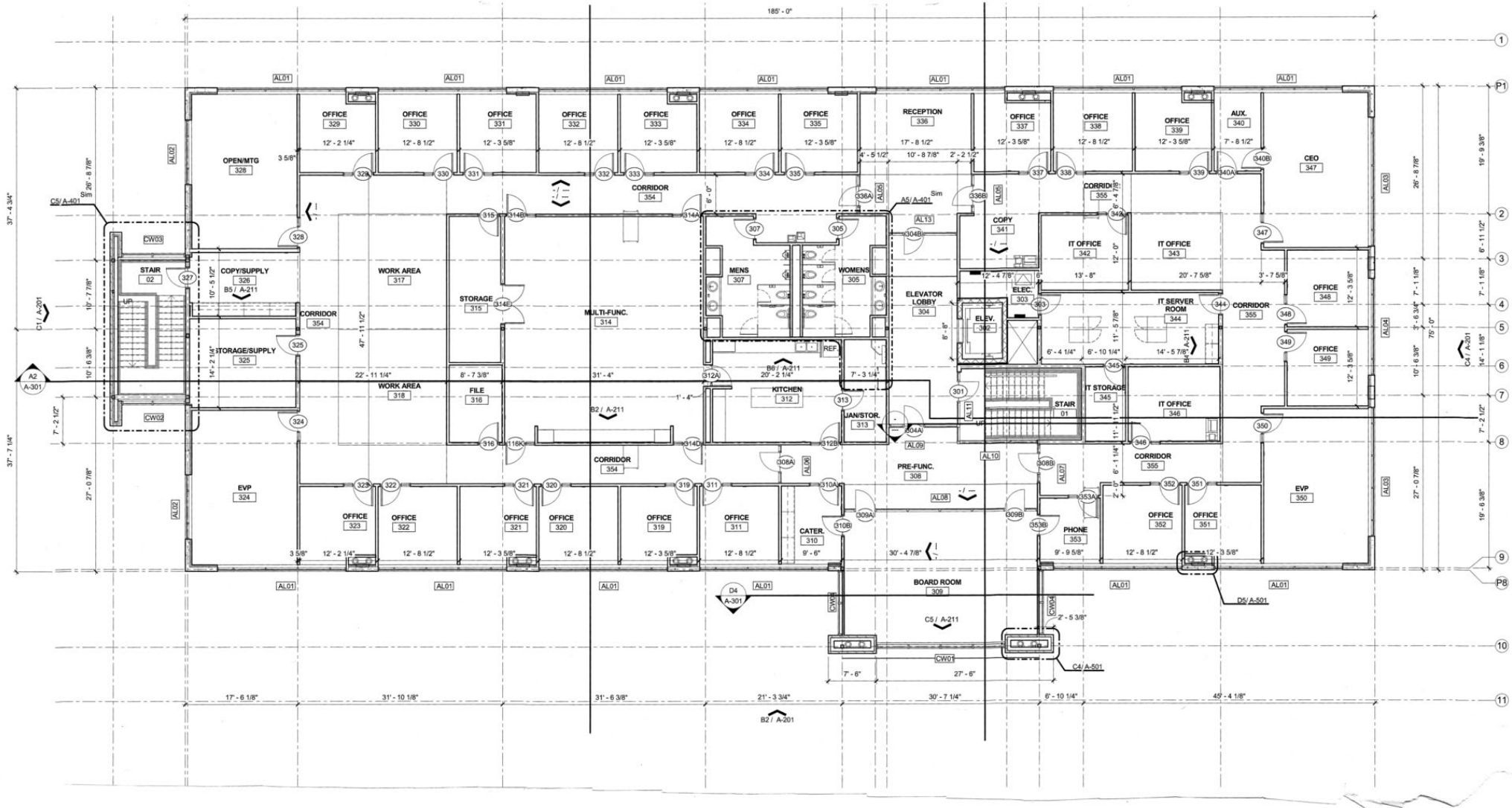
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# FLOOR PLAN | THIRD FLOOR

404 Veterans Airpark Ln | Midland, TX 79705



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PRICE: \$28.00 SF/YR

# SUITE 300 | THIRD FLOOR

4404 Veterans Airpark Ln | Midland, TX 79705



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## Contact Brokers:

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