

INDUSTRIAL FOR SALE AND FOR LEASE

5,100 SF ON TX-17 IN PECOS

2920 TX-17

PECOS, TX 79772

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP
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OFFERING SUMMARY

Sale Price:	\$595,000
Price / SF:	\$116.67
Lease Rate:	\$5,500.00 /Mo (NNN)
Building Size:	5,100 SF
Lot Size:	3.1 Acres
Year Built:	2016
Zoning:	Industrial District

PROPERTY OVERVIEW

This 5,100 SF industrial property consists of 700 SF of office space and 4,400 SF of warehouse area. The facility includes (3) 14' overhead doors, providing convenient access for equipment and vehicles. The 3.1 Acre lot is fully fenced and features 4 trailer hookups. With direct access to Hwy 17, this property offers excellent functionality for industrial or logistics operations.

LOCATION OVERVIEW

The property is located in Pecos, TX off Hwy 17, approximately 0.52 miles south of I-20. The Pecos Municipal Airport is 1.6 miles away. Pecos, TX is part of the greater Permian Basin with Interstate 20 providing quick access to Midland-Odessa.

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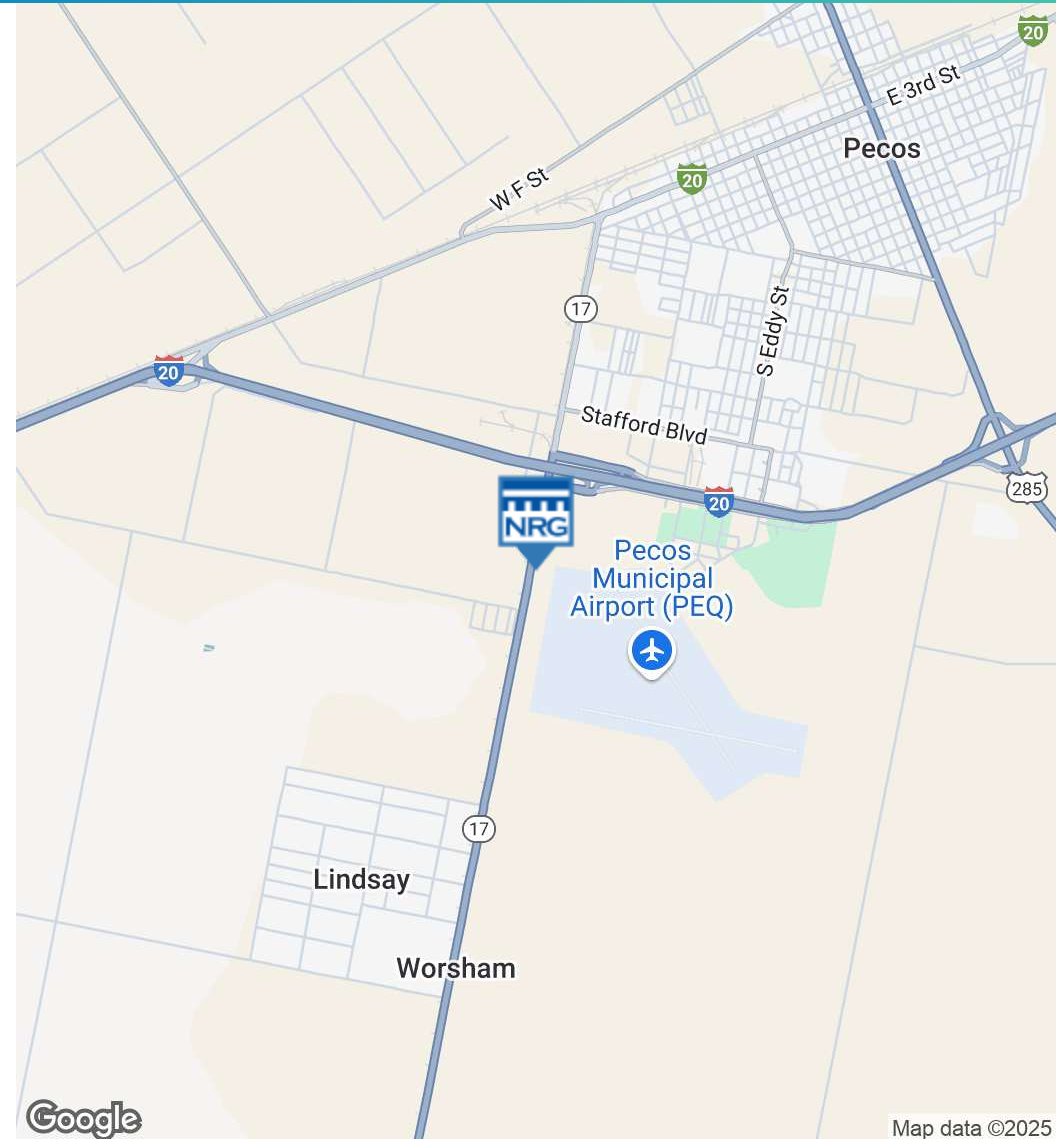
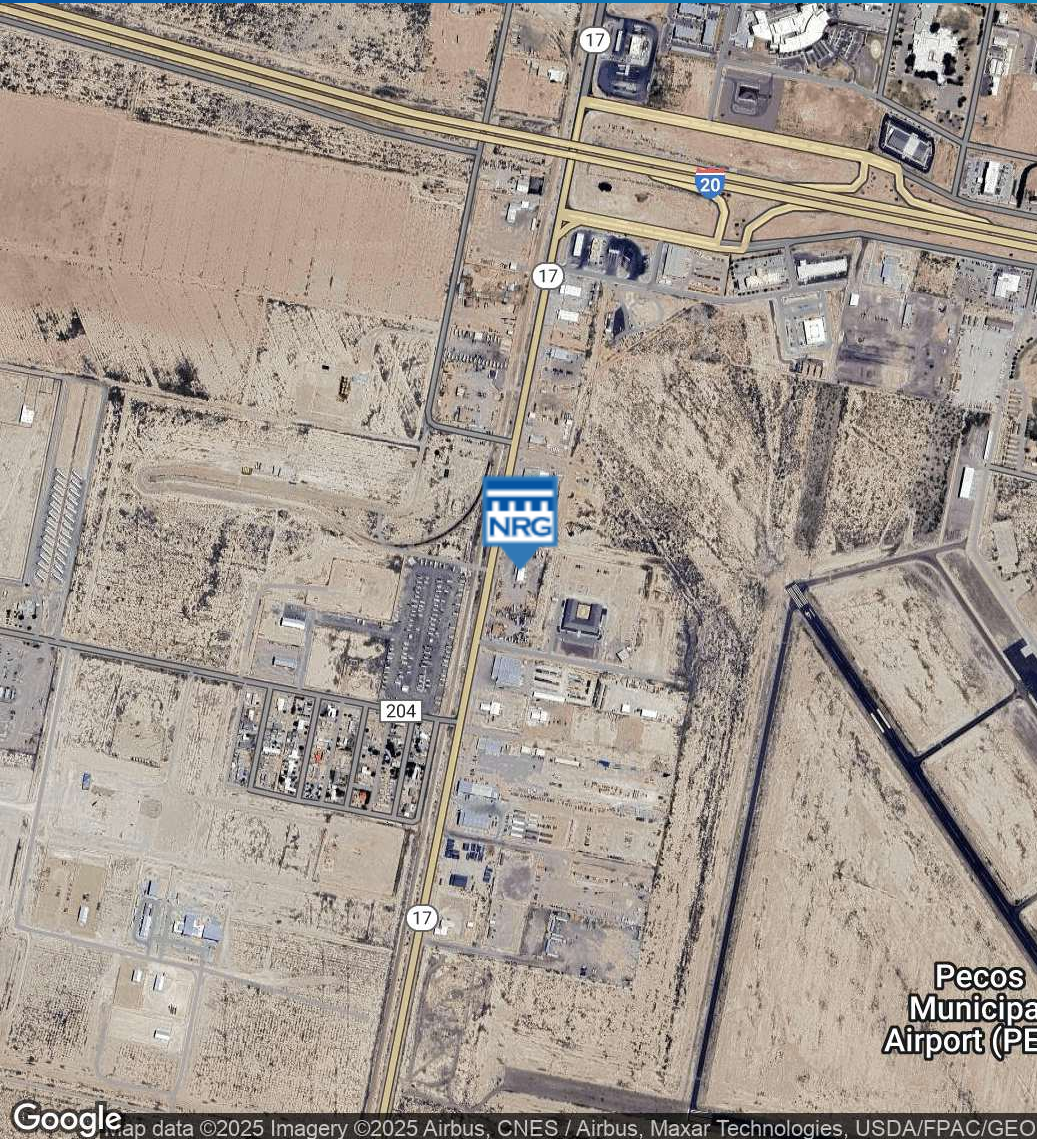
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NRG REALTY GROUP

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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