

OFFICE BUILDING WITH EXECUTIVE SUITE & SHOP SPACE

OFFICE FOR SALE OR LEASE

1501 N FAIRGROUNDS ROAD

MIDLAND, TX 79706

CONTACT BROKERS:

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$4,680,000.00
Price/SF:	\$223.98
Lease Rate:	\$32,000.00 /Mo (NNN)
Building Size:	20,894 SF
Lot Size:	3.83 Acres
Year Built:	1978
Renovated:	2016
Zoning:	Commercial District

PROPERTY OVERVIEW

Executive Office Space, Shop Space, and a Tote Facility totaling 20,894 SF on 3.83 Acres. The main building includes 13,754 SF of office space and 1,440 SF of shop all remodeled in 2015. Featuring a welcoming reception area, an executive office suite with a private shower, 22 private offices, multiple restrooms, and an open office area for cubicles. Additionally, there are two conference rooms: one to fit a smaller group of people and a larger training/conference room providing a versatile space for larger gatherings, training sessions, or workshops. The West side of the building holds a parts office, crew space, men's & women's locker rooms, and an open storage area with (1) 8' garage door. A 5,700 SF tote facility sits behind the main building offering ample outdoor work area. Whether you need a professional workspace, storage, or specialized work areas, this property offers a well-rounded solution. Contact Amy Burnett to schedule a tour and explore its full potential!

LOCATION OVERVIEW

This property is located on Fairgrounds Rd about 0.8 miles North of Business 20, 2.6 miles North of Interstate 20, and 2.5 miles to Centennial Park in downtown Midland, TX. The Fairgrounds area of Midland includes office complexes, industrial sites, residential neighborhoods, and other commercial businesses.

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PROPERTY HIGHLIGHTS

- 20,894 SF on 3.83 Acres | Main Office & Shop + Tote Facility
- Remodeled in 2015
- 13,754 SF Office | Executive Office Suite, 22 Private Offices
- Welcoming Reception, 2 Conference Rooms, Break Room
- 1,440 SF Shop/Storage | Parts Office
- Crew Prep Room, M & W Locker Room, Open Storage
- 5,700 SF Tote Facility | Outdoor Workspace
- Easy Access to Business 20, I-20, and Loop 250
- Can be sectioned to fit your needs!



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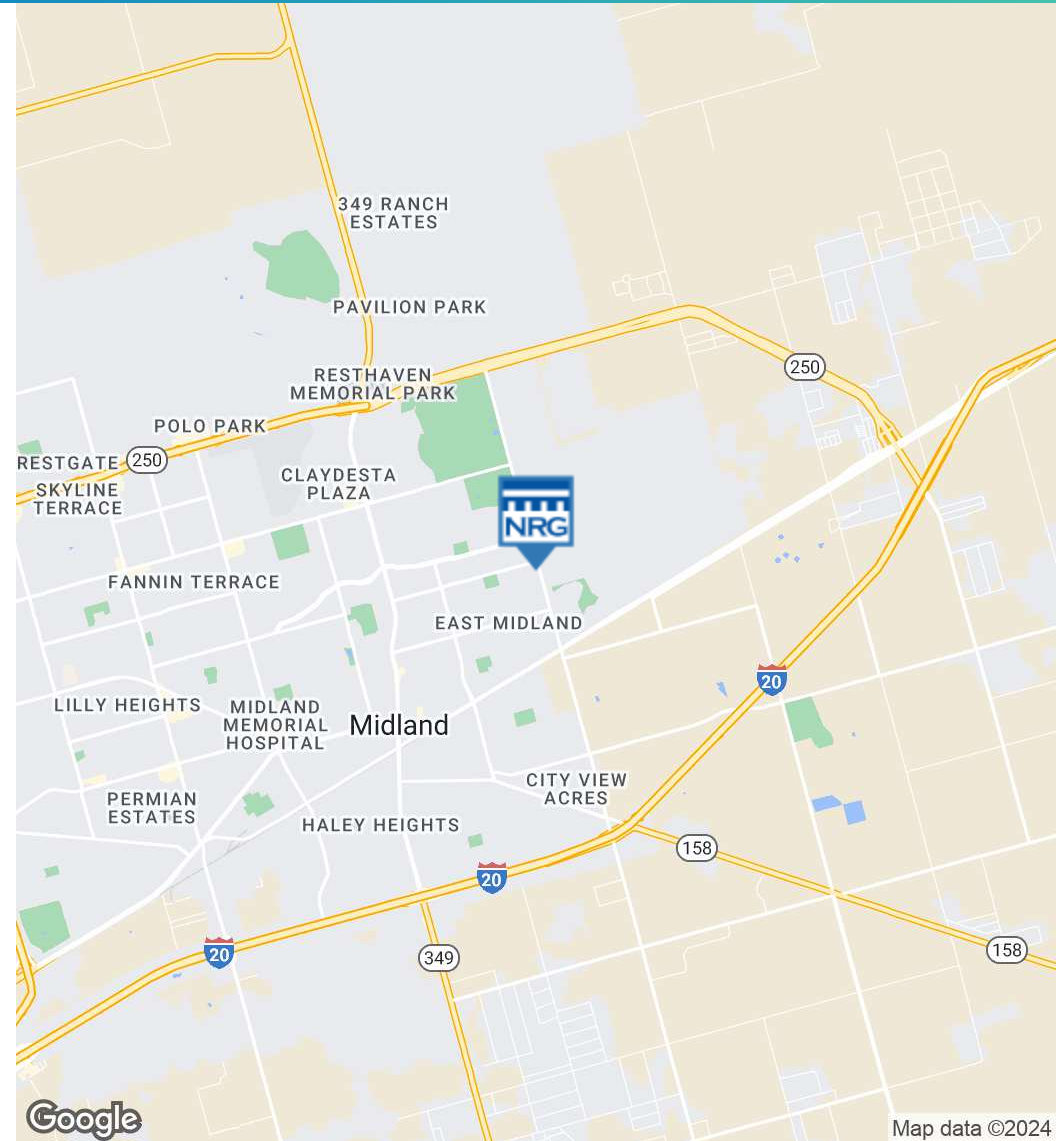
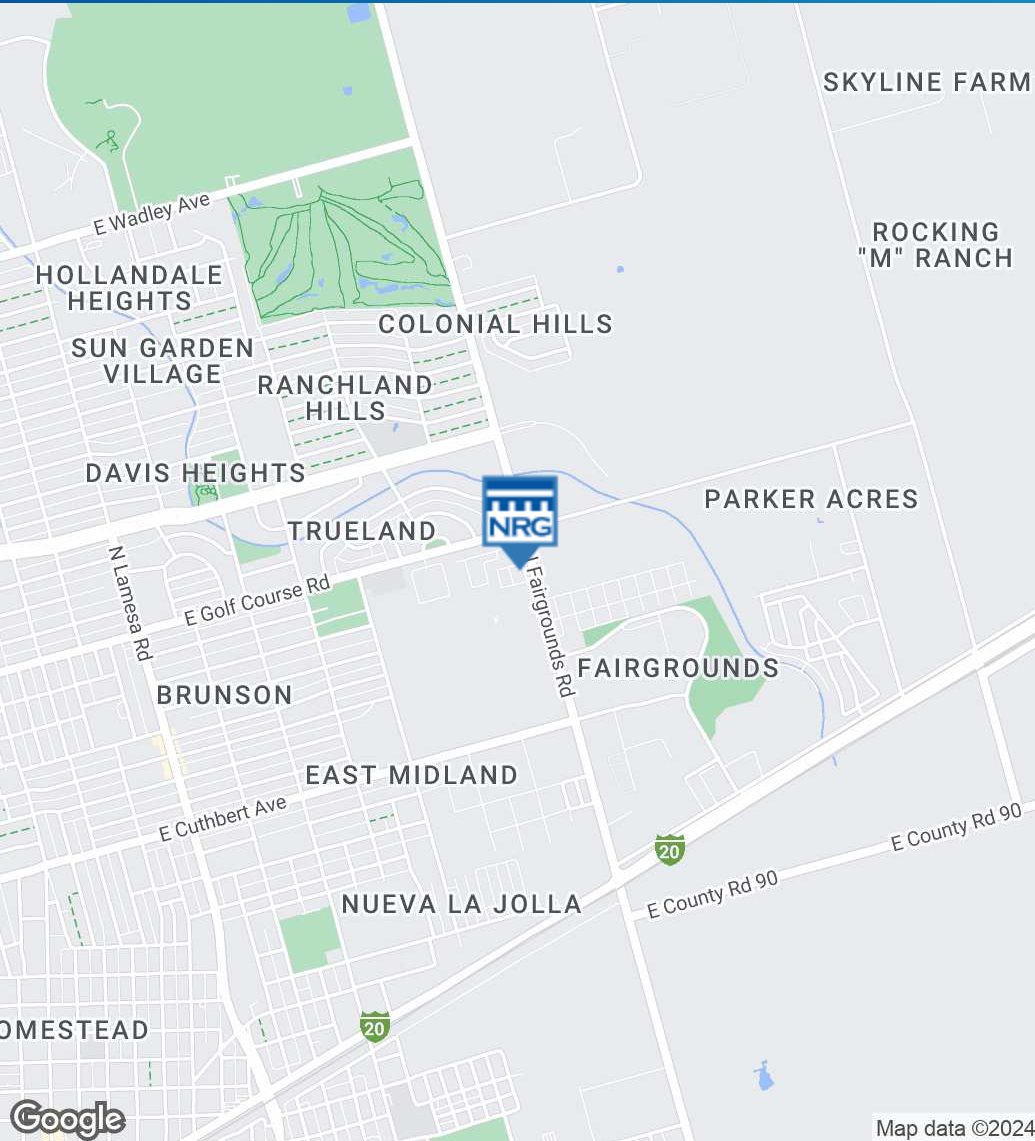
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