

**TOM SORRELLS  
REALTORS**

**Tom Sorrells**  
Tom Sorrells Real Estate  
432.312.8456  
tom@tomsorrells.com

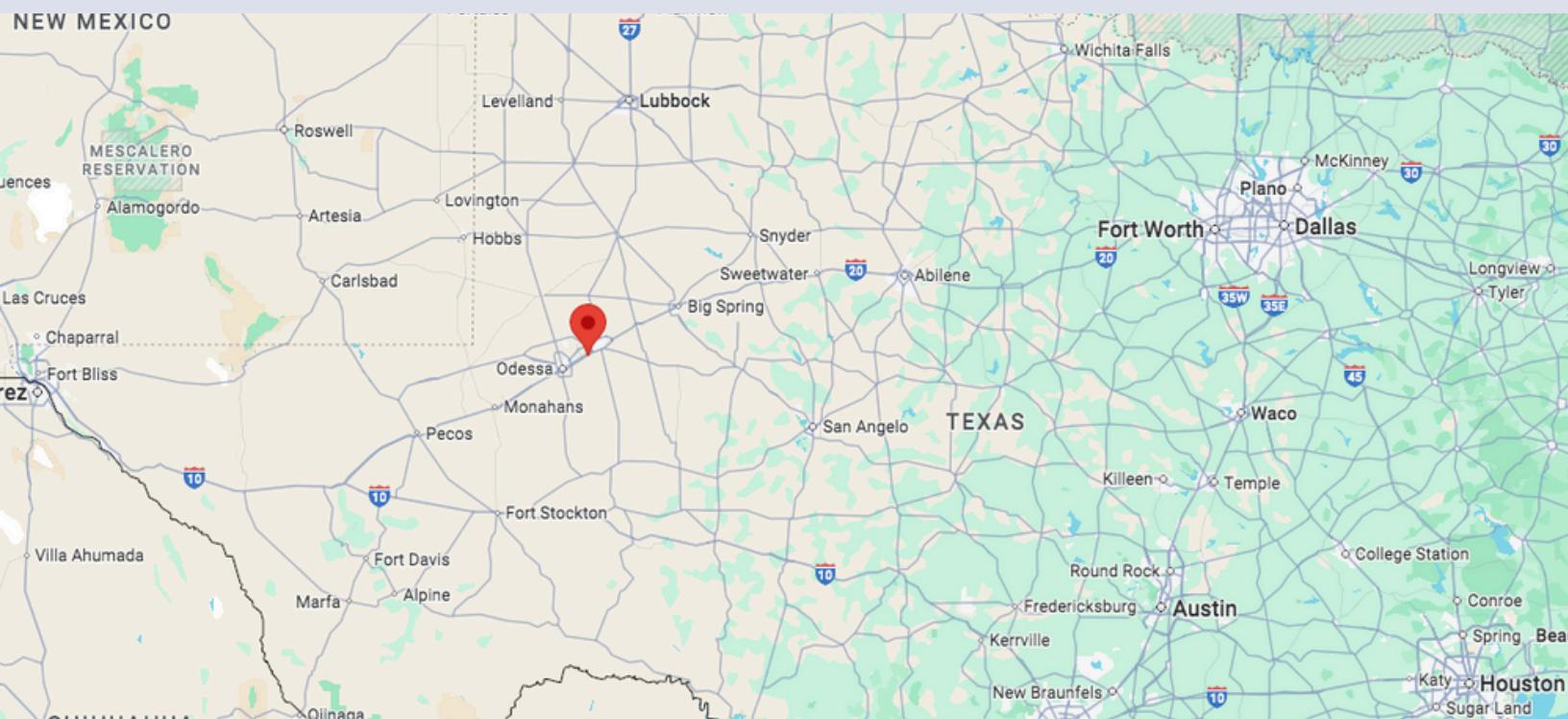


Office/Warehouse  
**FOR LEASE**  
7409 W Industrial  
Midland, TX

Office/Warehouse

# FOR LEASE

7409 W Industrial  
Midland, TX



## Property Overview

County	Midland	Zoning	Outside City Limits
Lease Rate/Mo.	\$17,500	Warehouse Doors	4 (13'8" w x 13'10" h)
Tax & Insurance/Mo.	\$600	Clear Height	20'
Total/Mo.	\$18,100	Power	3 Phase - 277 amps/480 volts
Rent/Sq. Ft./Yr.	\$17.50	Acres	1.26
Office Sq. Ft.	4,410	Year Built	2016/2017
Warehouse Sq. Ft.	8,000	Construction	Office - Stone & Metal Warehouse - Metal
Total Sq. Ft.	12,410		

Common Area Maint. Tenant Provides

## Property Highlights

- Flexible office with existing lab
- 8,000 Sq. Ft. warehouse includes 27' x 20' x 11' Walkin/drive-in Heatcraft chiller
- Parking lot recently seal coated
- Located in Midland's established industrial/energy corridor

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## Warehouse Photos



Office/Warehouse

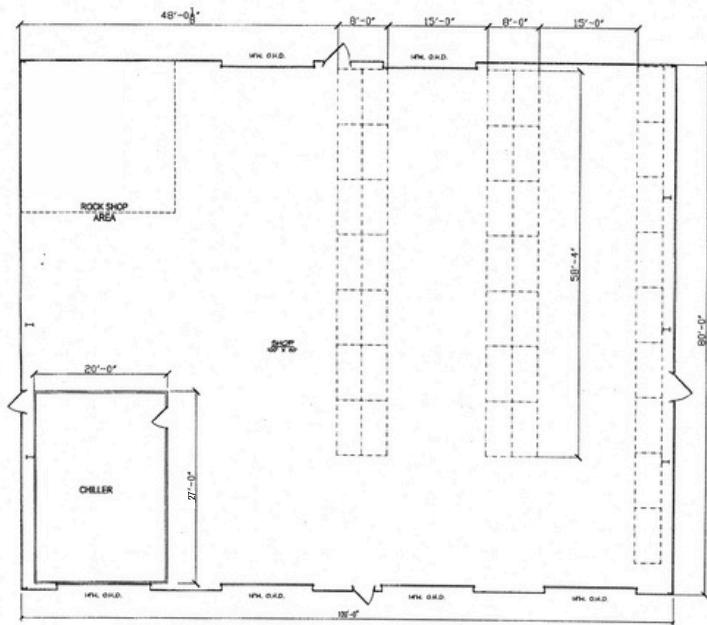
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## Warehouse Floor Plan

8,000 SQFT



## Office Floor Plan

4,410 SQFT

