



PRICE: \$10.00 SF/YR

140 COMMERCE DRIVE

Andrews, TX 79714

Wes Gotcher

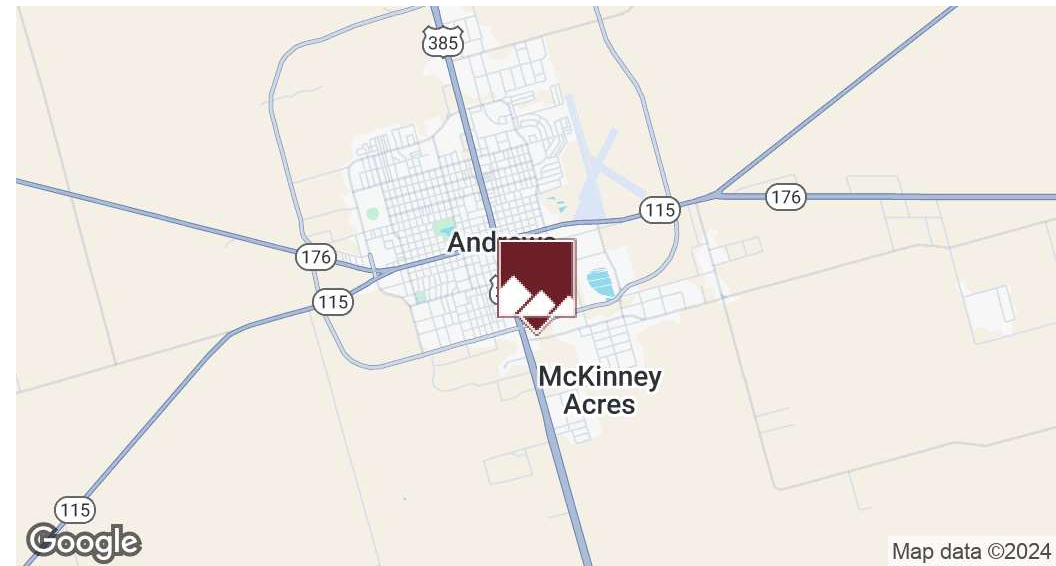
Broker | President
432.682.2510

wes@moriahgroup.net

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Property Description

This industrial property, located in Andrews Business Park South, offers 25,000 square feet of combined shop and office space. The facility features private offices, a breakroom, a reception area, and a fully equipped conference room to meet all business needs. The property is well-suited for distribution, boasting three dock-high loading areas, two floor-level overhead doors, and ample parking to accommodate up to 60 trucks.

Property Highlights

- Shop Details: (3) Dock High Loading Areas | (1) OH Doors | Ceiling Height: 16'
- Office Details: Private Offices | Breakroom | Reception Area | Conference Room
- Zoning: TIRZ3 (Reinvestment Zone No. 3)
- 6' Perimeter Fencing

Location Description

Situated on Commerce Drive near Highway 385, this 2.36-acre property is centrally located amidst Andrews' industrial and oilfield activity. Its prime location provides easy access to major highways.

Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	2.36 Acres
Building Size:	25,000 SF

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MORIAH
BROKERAGE SERVICES, LLC

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Andrews, TX 79714



Contact Broker:

Wes Gotcher

Broker | President

432.682.2510

wes@moriahgroup.net



303 West Wall Street, Midland, TX 79701

432.682.2510 | moriahbrokerageservices.com