



PRICE: \$18.50 SF/YR

1304A DAYTON ROAD

Midland, TX 79706

Stephanie Gauthier

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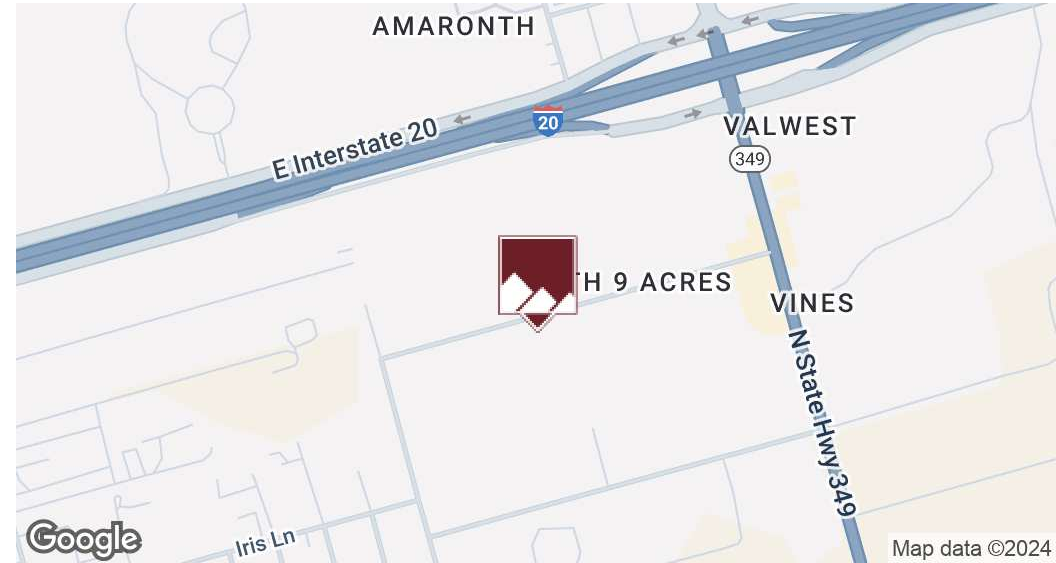
Wes Gotcher

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Property Description

This versatile industrial space is now available for lease! The office/shop building offers 2,815 square feet under roof on a .574-acre lot. The property includes two shops with three overhead doors, 20-foot and 16-foot shop clear heights, a mezzanine for storage, LED lighting, and updated electrical wiring. The office area features three private rooms, a reception area, and two restrooms. The .574-acre yard has been upgraded with graded caliche, a new exterior gate, and millings installed for parking.

Offering Summary

Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	0.574 Acres
Building Size:	2,815 SF

Location Description

The property is located southwest of the busy intersection of I-20 and Highway 349 in Midland, TX, with frontage on Dayton Road. Surrounded by other industrial sites, the building is vacant and available for immediate occupancy.

Property Highlights

- Front Shop 1,200 SF | Back Shop: 1,015 SF | Office: 600 SF
- (3) OH Doors
- Front Shop OH Door Height: 15', Back Shop OH Door Height: 10' Shop | Shop Clear Heights: 20' & 16' | 400-Amp Service
- Shop Storage Mezzanine | Security System
- *2024 Renovations: New Hot Water Heater | New Exterior Perimeter Gate and Yard Lighting | Graded Caliche Yard & Installed Millings | All Interior Lighting now LED | Updated Electrical Wiring, Outlets & Switches*

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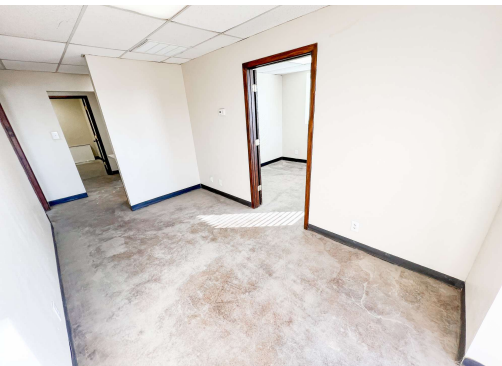
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