



PRICE: \$4,730,600 | \$10.00 SF/YR

# 12301 WEST COUNTY ROAD 125

Odessa, TX 79765

**Wes Gotcher**  
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## Property Description

This 9.22-acre industrial property features a 67,580-square-foot building, perfect for manufacturing, distribution, or other industrial operations. With ample room for expansion and customization, it provides businesses with the flexibility to grow and adapt. Its size, versatility, and strategic layout make it an ideal choice for companies seeking a scalable and efficient workspace.

## Offering Summary

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$4,730,600         |
| Lease Rate:    | \$10.00 SF/yr (NNN) |
| Lot Size:      | 9.22 Acres          |
| Building Size: | 67,580 SF           |

## Location Description

Situated between Midland and Odessa along the busy Business 20 Highway, this industrial site offers excellent accessibility and visibility for businesses. It is located north of I-20 with access points on W County Road 125 and W County Road 128.

## Property Highlights

- **Warehouse Details** - Cranes: (3) 5-Ton, (3) 2-Ton, (2) 20-Ton; 24' Clear Height; Doors: (2) Hanger, (2) 24' OH, (2) 16' OH; Wash-Bay, & Paint Booth
- Secure, Perimeter Fencing
- Well-maintained Property | Potential for Customization to Fit Specific Needs
- Easy Access to Major Transportation Routes | 1/2 mile from Interstate-20

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**MORIAH**  
BROKERAGE SERVICES, LLC

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## Contact Brokers:

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