

7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S County Rd 1302, Midland, TX 79707

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR

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EXECUTIVE SUMMARY

1101 S COUNTY RD 1302, MIDLAND, TX 79707



OFFERING SUMMARY

Sale Price:	\$2,000,000
Price / SF:	\$266.67
Lease Rate:	\$18 SF/yr (NNN)
Building Size:	7,500 SF
Lot Size:	2.74 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

The property consists of a 7,500 SF office/warehouse that was built in 2013 that sits on 2.74 acres total. The office totals 2,500 SF comprised of a large reception area, two large offices capable of housing multiple employees, a conference room, file & IT rooms, and restrooms. There are also two apartments with exterior access that share a full bath. The enclosed shop space is 3,750 SF total featuring two drive-in bays with 14' x 14' automatic doors, a 5-ton bridge crane, 3-Phase 480v/220v power, and sealed concrete floor. A 1,250 SF wash-bay extends off the back of the building. The yard is fenced and secured with an access gate, caliche stabilization, and asphalt paving around the building. Located in the county with no zoning. Property is currently undergoing renovations to include new exterior paint and other repairs - contact John McDaniel for details.

LOCATION OVERVIEW

The property is located in Midland Count off of highway 191 and SCR 1302 giving the property excellent access to a major thoroughfare and convenient to both Midland & Odessa as well as the Midland International Airport.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 7,500 SF Total on 2.74 Acres
- 2,500 SF office/apartments | 3,750 SF shop
- 1,250 SF wash-bay
- 5-ton crane
- 3-Phase 480v/220v power
- Shop restroom
- Fenced Yard
- Furniture included
- Conex locker room w/ shower
- Under Renovation



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ADDITIONAL PHOTOS



JOHN W. B. MCDANIEL, SIOR

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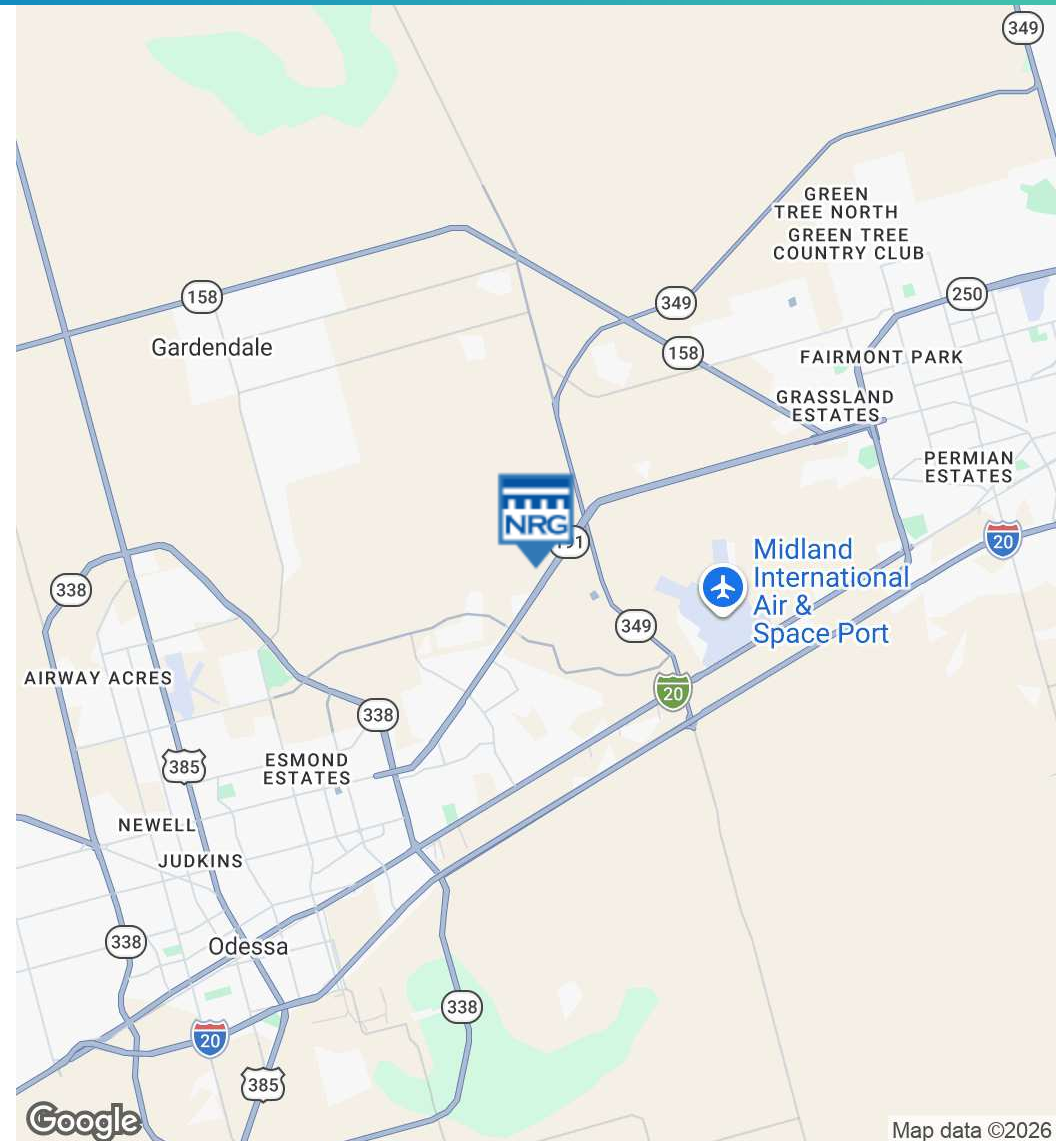
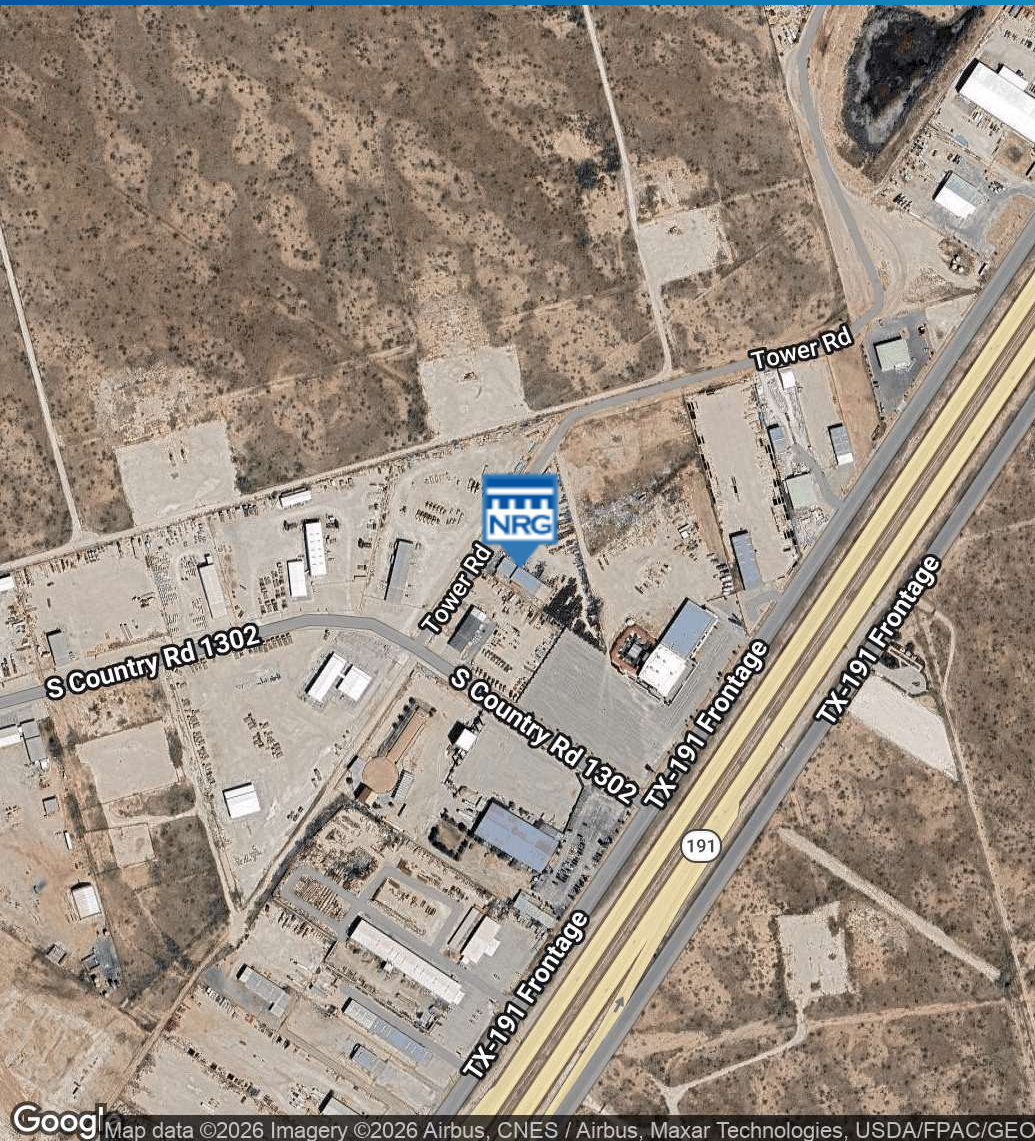
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LOCATION MAP



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CONTACT BROKERS:

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