



PRICE: \$2,627,000 | CAP RATE: 9.25%

2401 EAST COUNTY ROAD 155

Midland, TX 79706

Trey Dennis

Broker
432.236.7500
trey@moriahrealestate.com

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Property Description

This 11,200 SF industrial property sits on a 4.00-acre caliche base yard with full perimeter fencing and two gated entrances, providing ample yard space for operations and equipment. The site is equipped with 3-Phase 480V power, fiber internet, a water well, and septic system. The building features (8) overhead doors with (4) drive-through bays, mezzanine storage in the shop, and a covered wash bay with a sump system. Office improvements include (4) offices, a conference room, a built-out lab room, kitchenette, (2) restrooms, and additional storage space.

About Iron Horse Chemicals

Iron Horse Chemicals is a complete service provider when it comes to treating oil and gas production. They manage all aspects in the field from reservoir to sales, which includes, but is not limited to asset integrity, flow assurance and production optimization. Iron Horse signed a 7-Year Lease Term ending: August 31, 2030.

Location Description

Located in an industrial development off FM 715, approximately 4 miles south of Interstate 20 and less than 3 miles from Garden City Highway. The site sits on a private county road that is scheduled to be paved by the end of the year.

Offering Summary

| | |
|-------------------------|-----------------------|
| Sale Price/CAP Rate | \$2,627,000/9.25% |
| Current NOI | \$249,600 |
| Building Size/Lot Size: | 11,200 SF/3.961 Acres |

Tenant Information

| | |
|-----------------------|----------------------|
| Lease Term Length: | 9/1/2023 - 8/31/2030 |
| Rent Escalation Date: | 9/1/2027 |
| After Escalation NOI: | \$312,000 |

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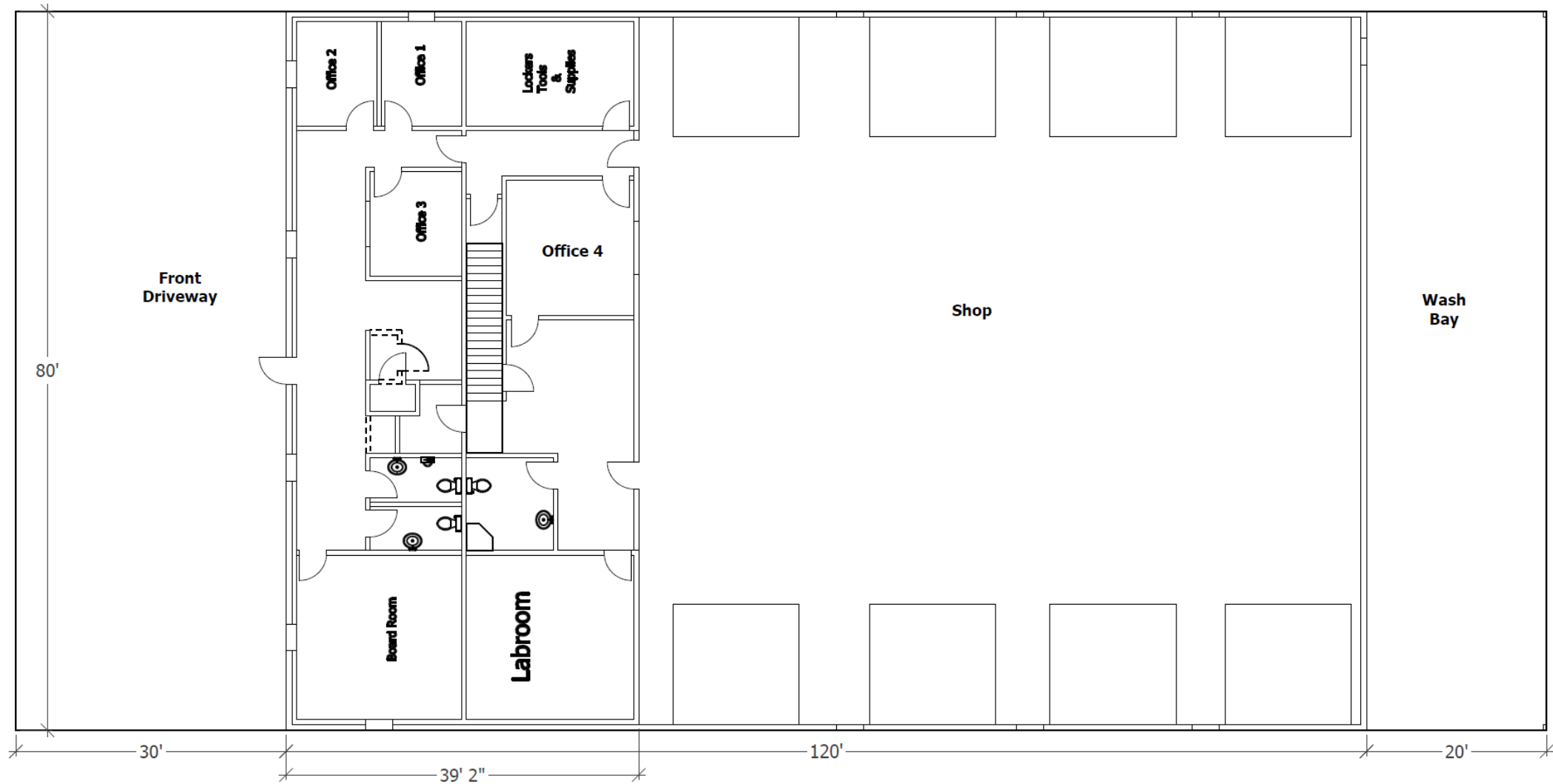
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Floor Plan



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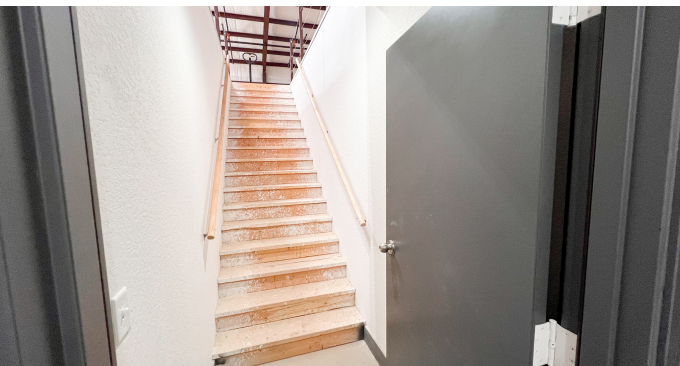
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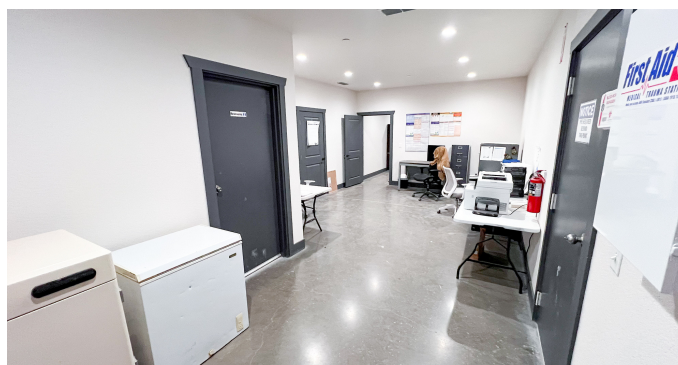
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MORIAH
BROKERAGE SERVICES, LLC

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