



PRICE: \$18.00 SF/YR

4916 TEXAS 158

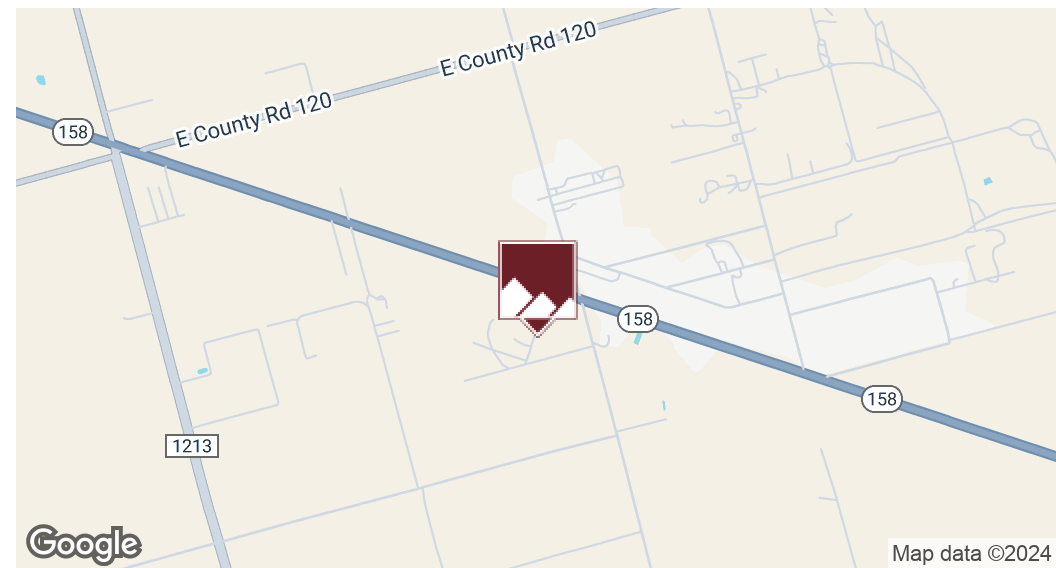
Midland, TX 79706

Trey Dennis
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Property Description

This 5,000 SF office and shop industrial building features a functional layout with (3) private offices, a conference room, a break room, and a warehouse restroom. The shop includes (3) pull-thru overhead doors and mezzanine storage. Above the shop is an apartment loft with a bathroom and kitchenette, offering comfortable living space. This versatile design is perfect for businesses needing both office space and storage.

Property Highlights

- Office: 1,250 SF | Shop: 3,750 SF
- **Shop Details:** (3) OH Doors; all Pull-Thru Bays | Apartment Loft Above Warehouse with Bathroom & Kitchenette | Mezzanine Storage
- **Office Details:** (3) Offices | Reception Area | Conference Area | Breakroom
- Excellent Hwy Frontage
- Perimeter Fencing | Caliche Yard

Location Description

This property is located on the Hwy 158 frontage, at the corner of Hwy 158 and SCR 1114, offering high visibility and easy access to major highways throughout Midland County. Its prime location ensures excellent exposure for businesses, making it an ideal spot for those looking to capitalize on high-traffic areas.

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	2.84 Acres
Building Size:	5,000 SF

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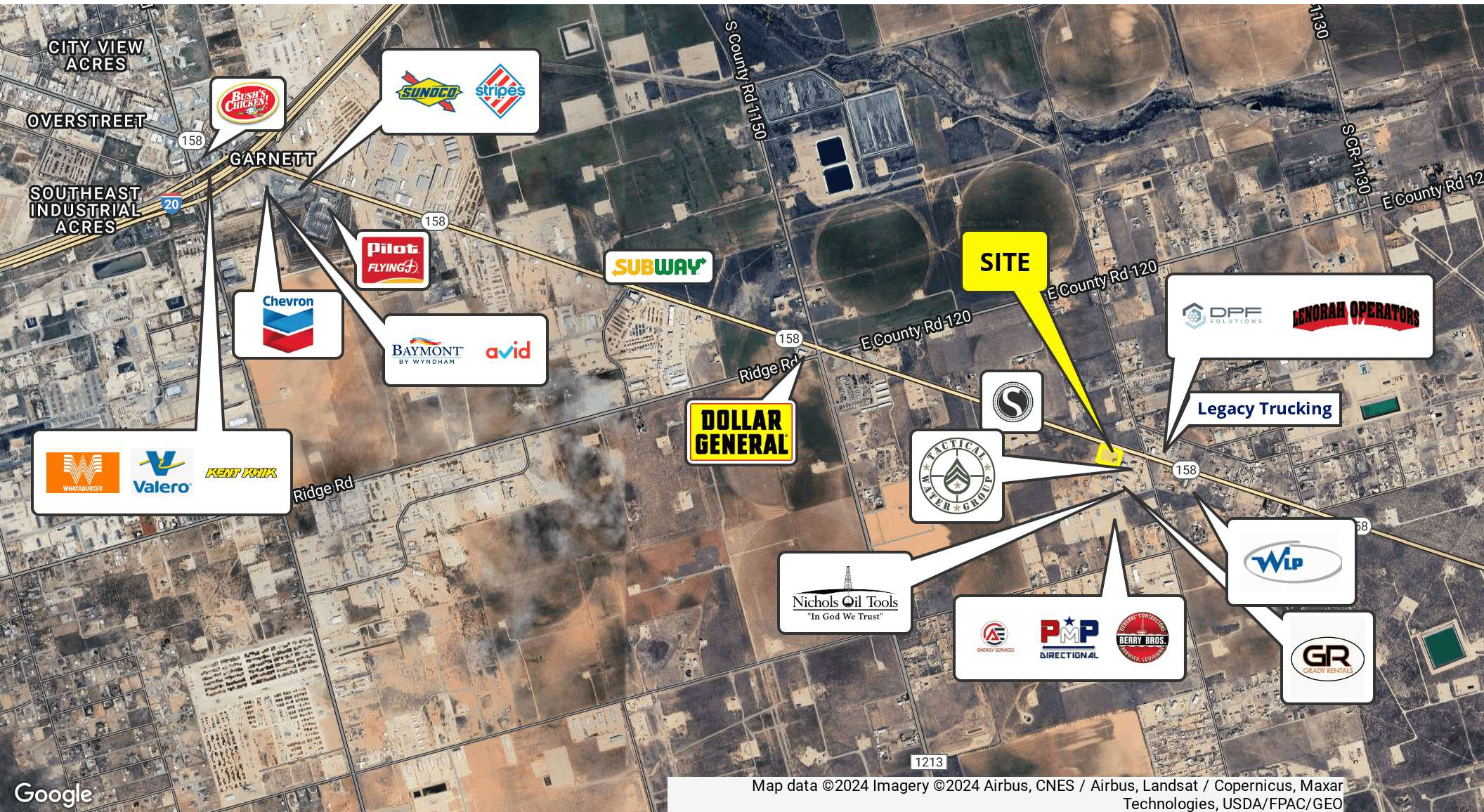
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