



PRICE: \$10,500.00 PER MONTH

FIRST KEYSTONE PECOS INDUSTRIAL PARK

3377 Sotol Way | Pecos, TX 79772

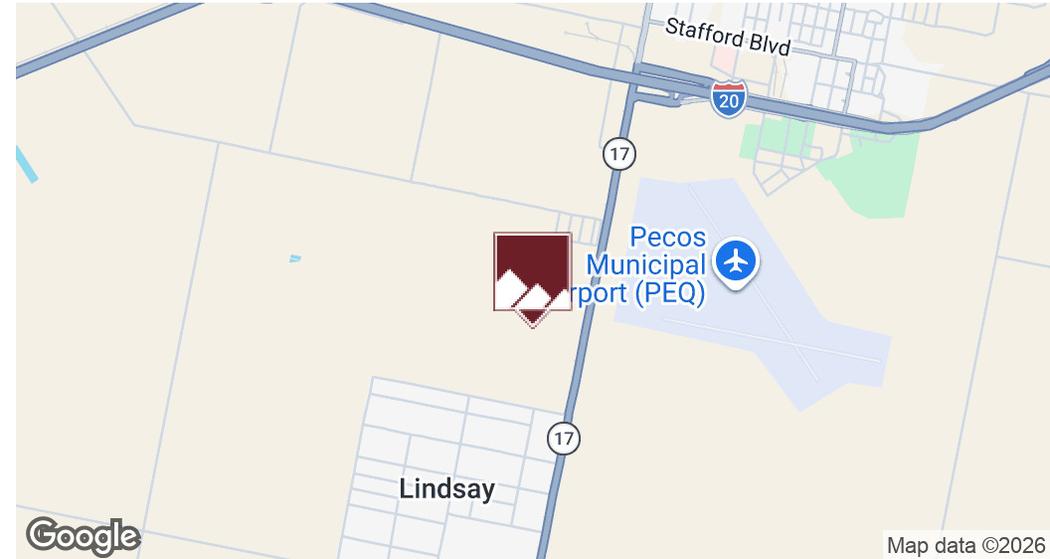
Trey Dennis

Broker
432.236.7500
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Pecos, TX 79772



Property Description

This 5,000 SF plug-and-play industrial building includes 1,000 SF of office space and 4,000 SF of warehouse. The office area features partitioned offices, a reception area, kitchen, recessed lighting, drop ceiling, natural light, air conditioning, and central heating. The warehouse offers 16' eave height and (4) 14' overhead doors with electric openers, along with fans and louvers for ventilation. The property includes a fully fenced caliche yard with multiple access points, additional front parking, shared common parking, and full utilities in place, including city water, fiber internet, and DDA compliance.

Available Building Upgrades:

- Shop: Crane, Expandable, Showers
- Yard: Covered Parking, Paving, Wash- Bay, RV hook-ups

Location Description

First Keystone Pecos is the only full-service industrial park serving this rapidly growing region. Ideally situated within the city limits of Pecos, the property is located on SH-17 at CR 204, just one-half mile from I-20. Its strategic position just off Interstate 20 provides convenient regional access while maintaining a prime location within Pecos City.

Offering Summary

Lease Rate:	\$10,500.00 per month (NNN)
Lot Size:	2.12 Acres
Building Size:	5,000 SF

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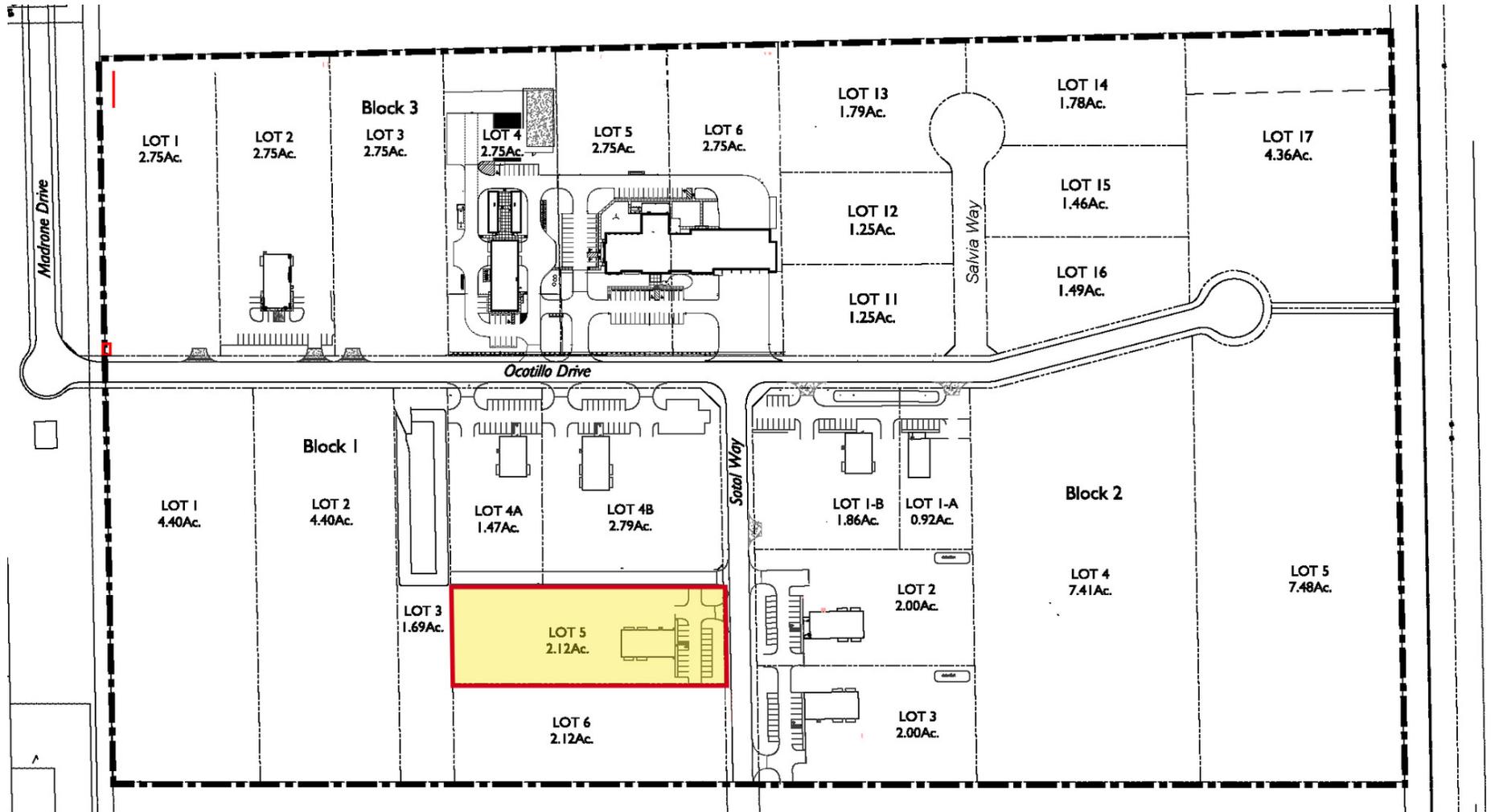
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MORIAH
BROKERAGE SERVICES, LLC

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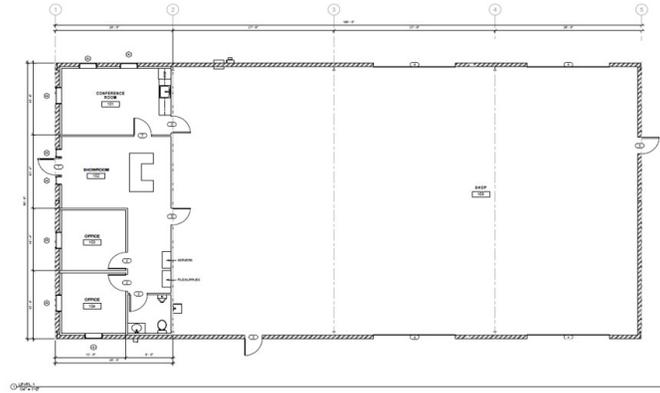
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