



*7401 S County Rd 1210*

# Key Property Highlights



- **Year Built: 2022**
- **Land Area: 40± Acres**
- **Building Area: 48,750 sq ft**
- **Office: 3,750 sq ft**
- **Shop: 45,000 sq ft**
- **Crane Capacity: 7 x 20-ton**



# Specifications

This state-of-the-art industrial facility at 7401 SCR 1210, Midland, TX, is designed to meet the diverse needs of modern businesses. Built in 2022, the property features a spacious layout that maximizes functionality and efficiency. Being **available both for sale and for lease**, it offers a prime opportunity for businesses looking to establish or expand their presence in the thriving Midland market.



## *Building Specifications*

- **A spacious parking area measuring 175' x 125'**
- **Multiple ingress/egress points for efficient traffic flow**
- **Ample space for truck maneuvering and loading**
- **Overhead Doors: High speed rubber 3 x 24'x35'; 2 x 12'x16', and 1 x 16'x16'**
- **Eave Height: 45 feet**



# Pricing

The property represents a unique opportunity for investors and businesses looking to capitalize on the booming industrial sector in Texas. With a competitive price per square foot of just **\$123** (or **\$17** per SF for lease), this facility is well-positioned to support various industrial operations.

## Sale Opportunity

Sale Price	\$6,000,000
Price per SF	\$123

## Lease Opportunity

Lease Rate	\$17/SF
Estimated Annual Rent	\$828,750
Monthly Rent	\$69,062.50



# Transportation and Nearby Businesses



## Midland Intl Airport

Located approximately 8 miles from the property



## Energy Sector Companies

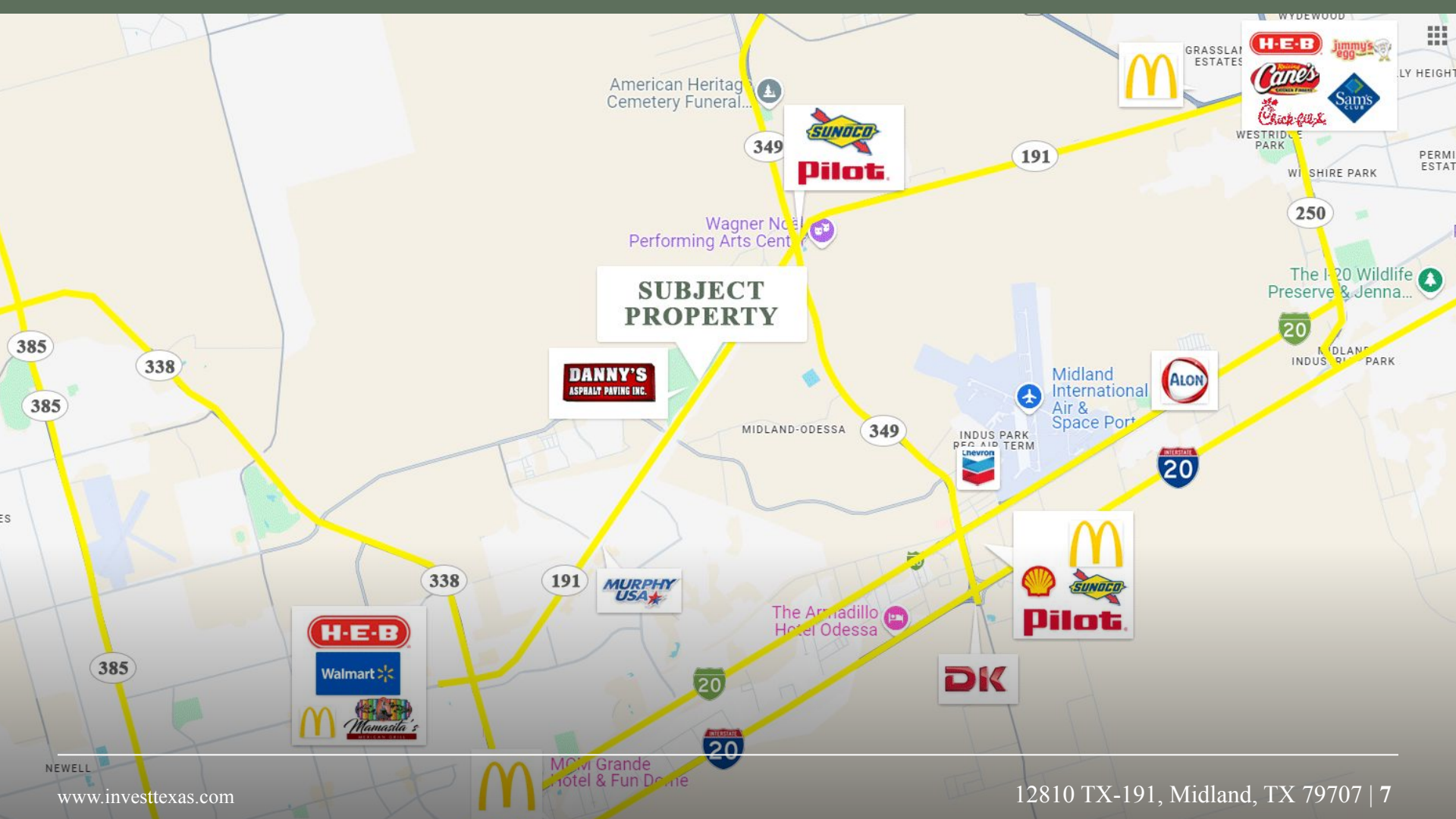
Numerous oil and gas companies operate nearby, creating a robust demand for industrial services and support.



## I-20

The property is conveniently located approximately 3 miles from Interstate 20 (I-20)





**SUBJECT  
PROPERTY**

**DANNY'S**  
ASPHALT PAVING INC.

**H-E-B**  
Walmart  
Mamasita's

**MURPHY**  
USA

**Shell**  
**SUNOCO**  
**Pilot.**

**DK**

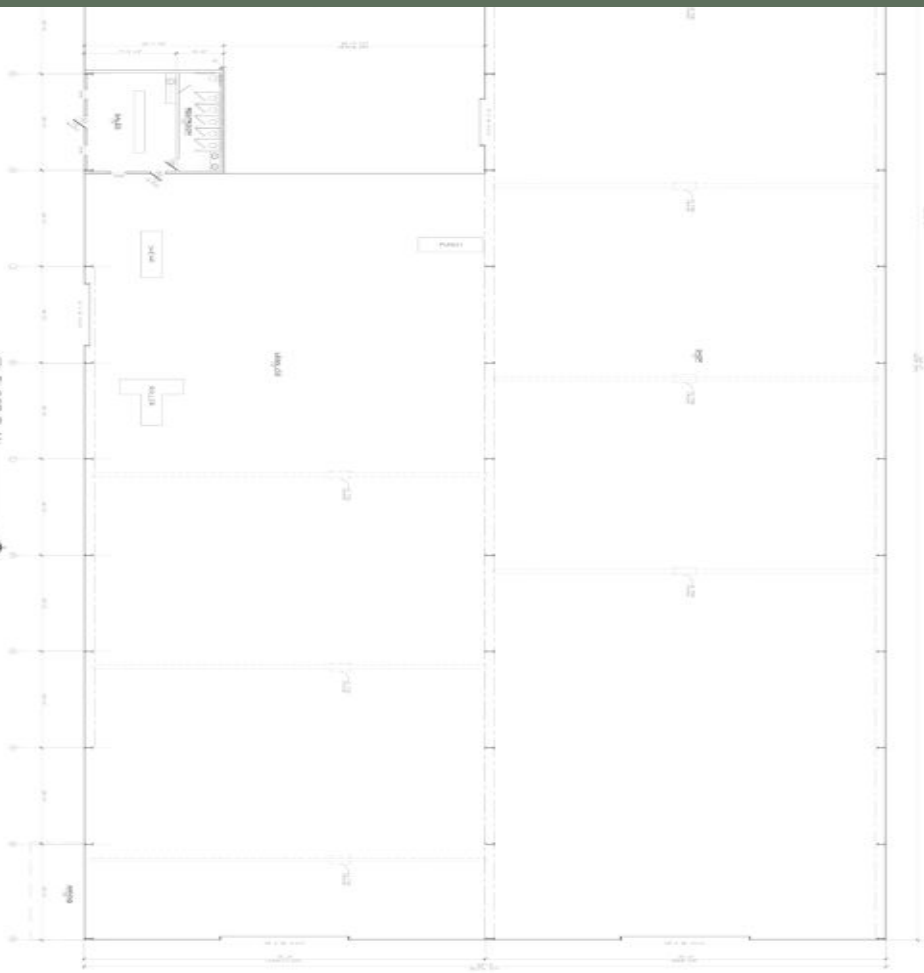
**ALON**

**H-E-B**  
**Jimmy's egg**  
**Cane's**  
**Crack-Qu-E**  
**Sam's Club**

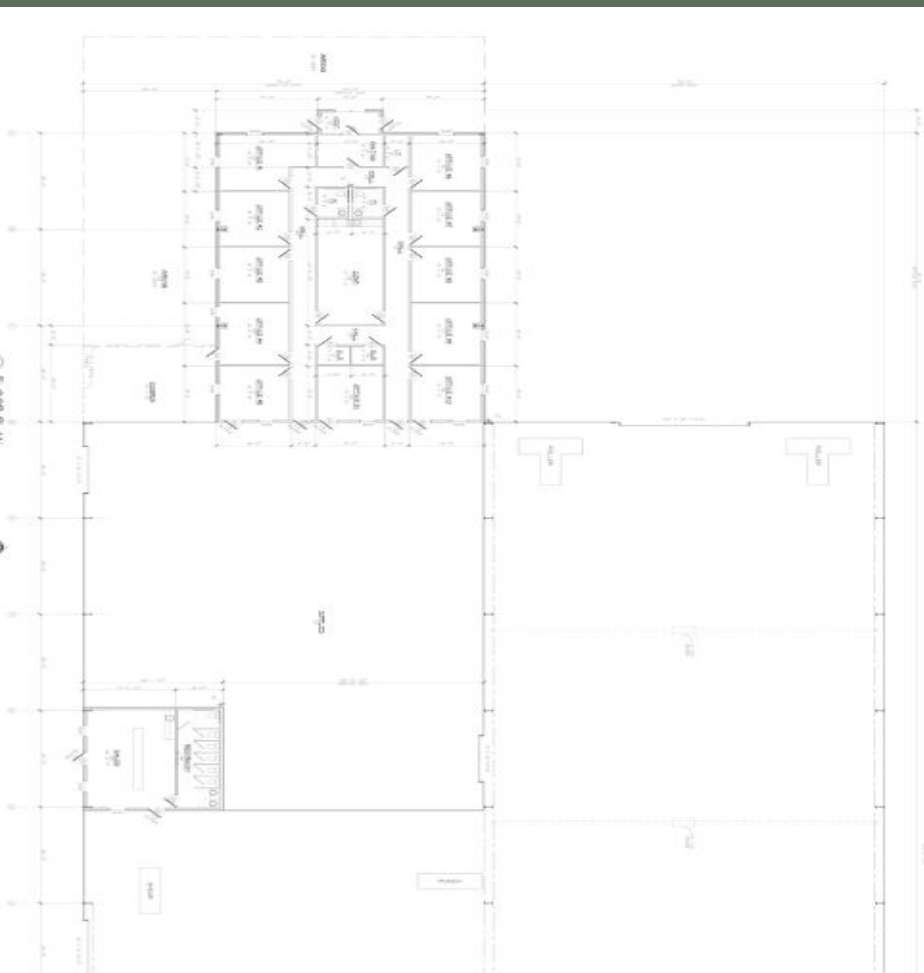
**SUNOCO**  
**Pilot.**

**McDonald's**

FLOOR PLAN



FLOOR PLAN



# Contact Us



Don't miss this exceptional opportunity to invest in a prime industrial property in Midland, Texas! Whether you're looking to purchase or lease, 7401 SCR 1210 offers unparalleled potential for growth and success in the thriving energy sector.

**Contact Invest Texas Real Estate today to schedule a viewing or for more information!**

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