



PRICE: \$3,500.00 - 3,750.00 PER MONTH

# ANTELOPE TRAIL BUSINESS PARK

3610 South County Road 1232 | Midland, TX 79706

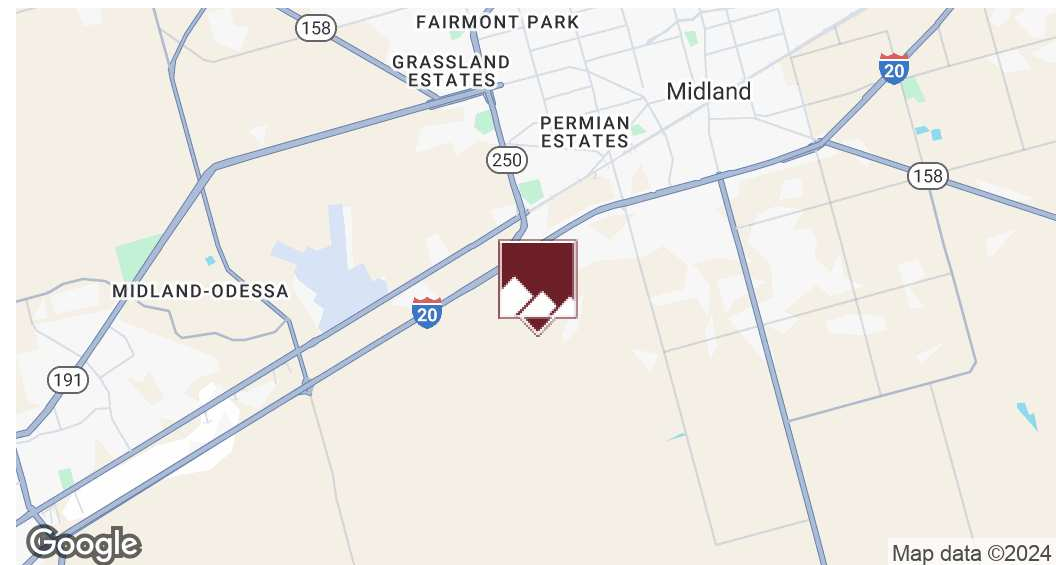
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## Property Description

Leasing opportunities available at a multi-tenant business park in Midland, TX. The property offers 30,000 SF of total space on 4 AC, featuring 12 Units, each 2,500 SF. Each Unit includes 1,000 SF of office space, 1,500 SF of warehouse space, an extra 1,000 SF of mezzanine storage, and 1,200 SF of fenced outdoor storage. The office area features a reception, (3) private offices, a kitchenette, and an ADA-compliant restroom. The warehouse section includes a separate restroom and mezzanine level.

## Property Highlights

- **Office:** (3) Offices, Reception, Kitchenette, Restroom
- **Warehouse:** (1) 14' bay door, 20' ceiling, stairway to the mezzanine, Restroom
- Behind each Unit is a 1,000 SF Mezzanine & 2,200 SF Fenced Outdoor Storage
- Units can be leased together or individually - partition wall can be removed between Units 2 & 3
- *\*Unit 1 includes a shower in Warehouse*

## Location Description

The Industrial Business Park is located on Antelope Trl (South County Road 1232) in Midland, just south of the I-20/Loop 250 intersection. This prime location provides excellent accessibility and convenience to this major intersection.

## Offering Summary

Lease Rate	\$3,500 - \$3,750/MONTH (NNN)
# of Units	12

Spaces	Lease Rate	Space Size
Unit 1	\$3,750 per month	2,500 SF
Unit 12	\$3,500 per month	2,500 SF

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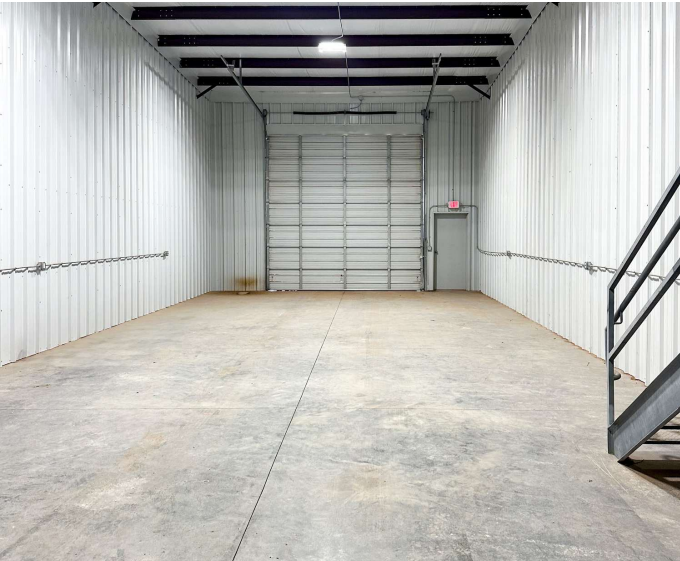
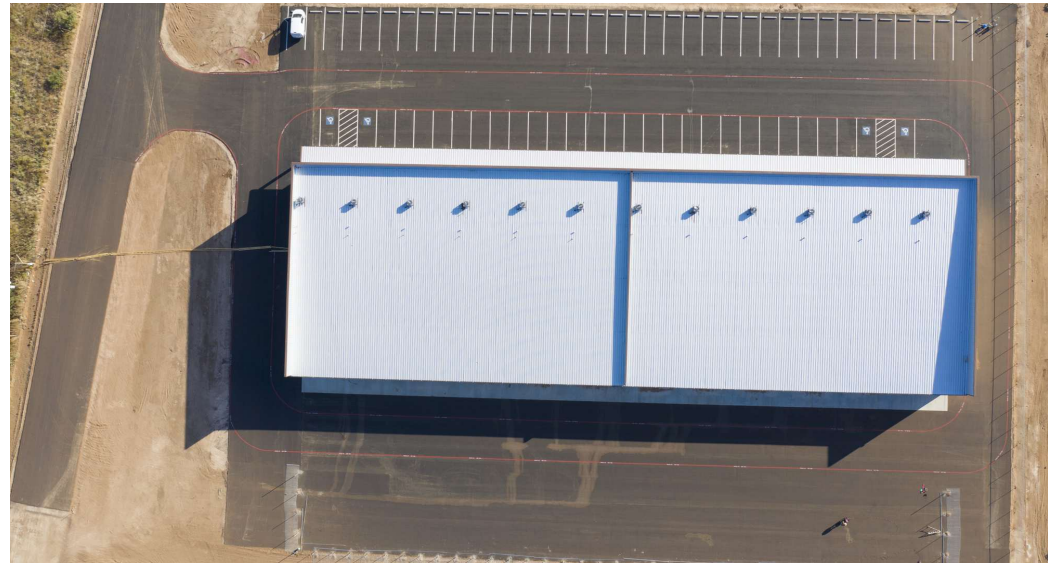
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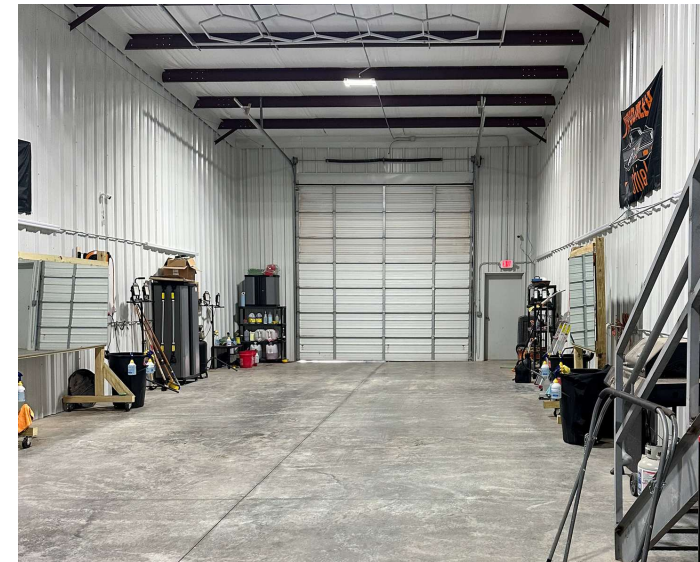
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