

24,000 SF CLASS-A INDUSTRIAL FACILITY OFF I-20

INDUSTRIAL FOR LEASE

9817-B W INTERSTATE
20

MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	24,000 SF
Lot Size:	5 Acres
Year Built:	2024
Zoning:	None

PROPERTY OVERVIEW

New 24,000 SF build-to-suit property is being developed on ± 5 acres with the option to expand up to 8.87 acres. The building will be 10-ton crane ready with 26' eave height, featuring 10 drive-through bays and a fully enclosed drive-through wash-bay. The proposed office floor plan starts at 2,400 SF and can be expanded on the 1st floor and/or mezzanine level which can all be customized to your needs. Located outside city limits and serviced by city water and AT&T fiber internet, this property offers flexibility and prime access near I-20. An excellent opportunity for businesses seeking a custom-built facility in the Permian Basin. Construction commenced 11/1/2024 and is set to be completed 2/1/2025.

LOCATION OVERVIEW

This property is located in the Entrada Business Park with frontage on I-20 in Midland. Approximately 1/2 mile from FM 1788, 1.5 miles to W Industrial Ave, and 5 miles to Midland International Airport.

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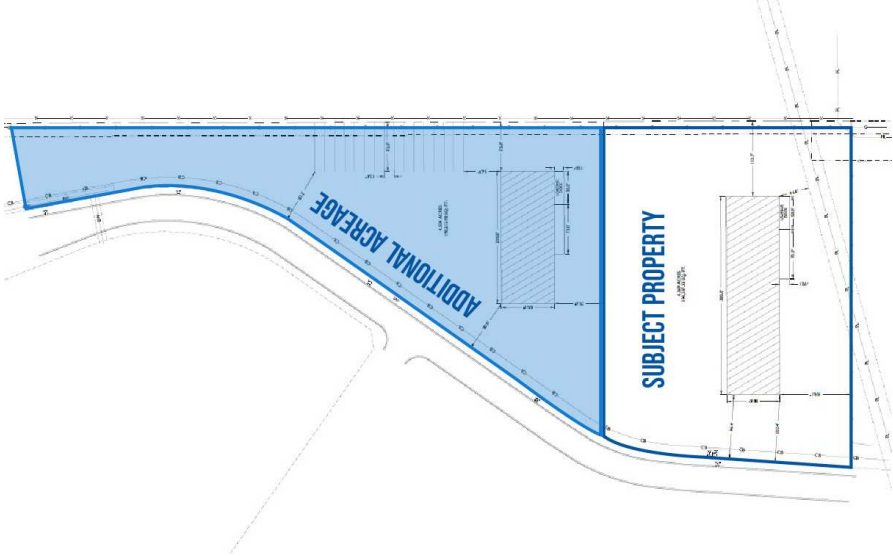
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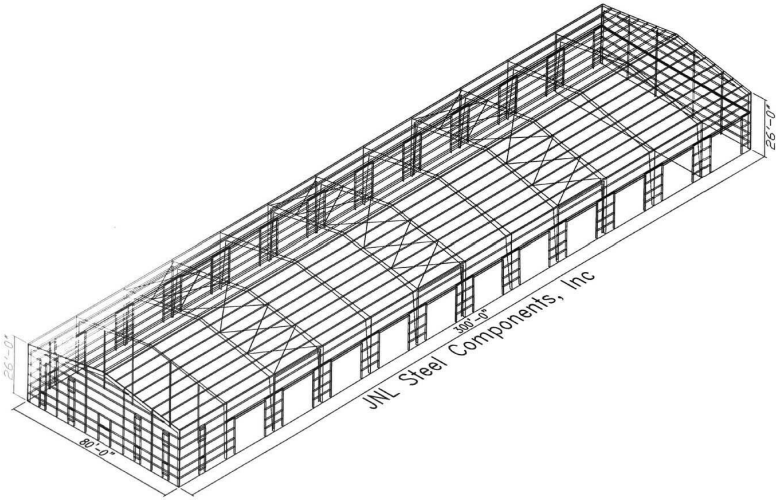
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PROPERTY HIGHLIGHTS

- 24,000 SF on ±5 acres
- 2,400 SF Office - Can be expanded on 1st and/or 2nd level
- 10-ton Crane Ready
- 10 Drive-Through Bays
- Enclosed Drive-Through Wash-Bay
- Option for 2,000 SF Mezzanine or Additional Office
- City Water & AT&T Fiber Internet
- Construction Commenced 11/1/2024
- Estimated Completion Date 2/1/2025

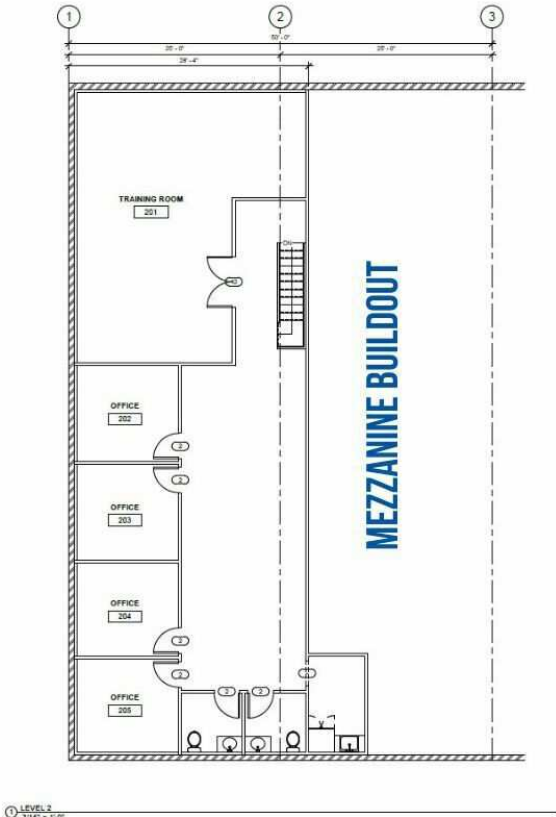
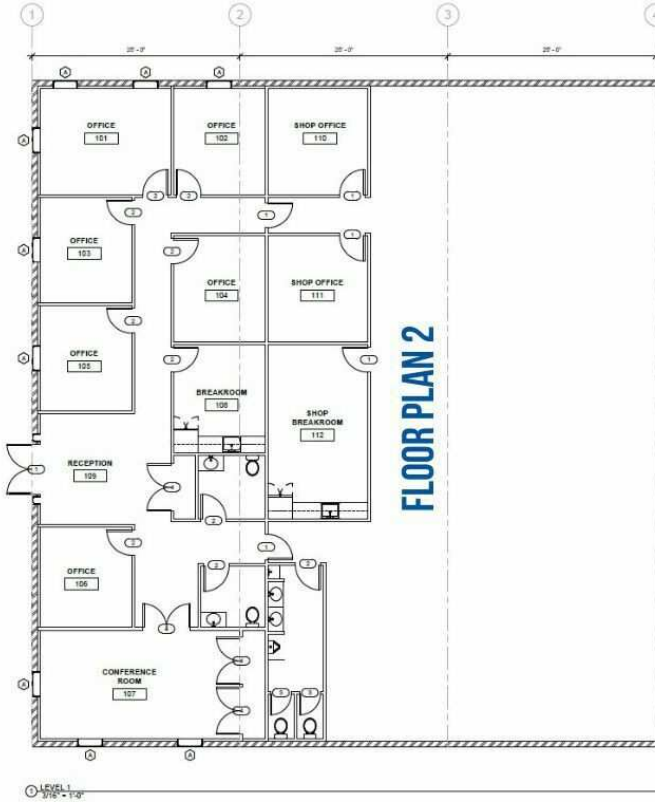
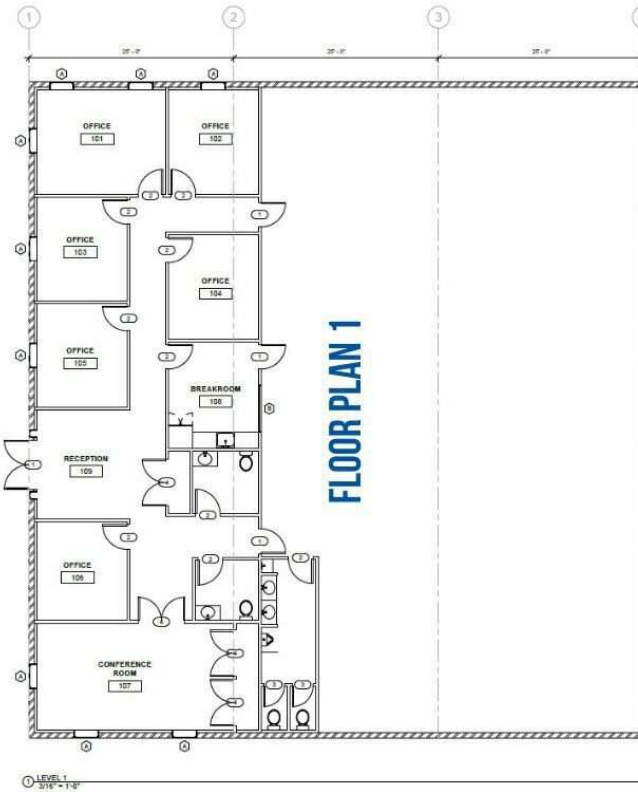


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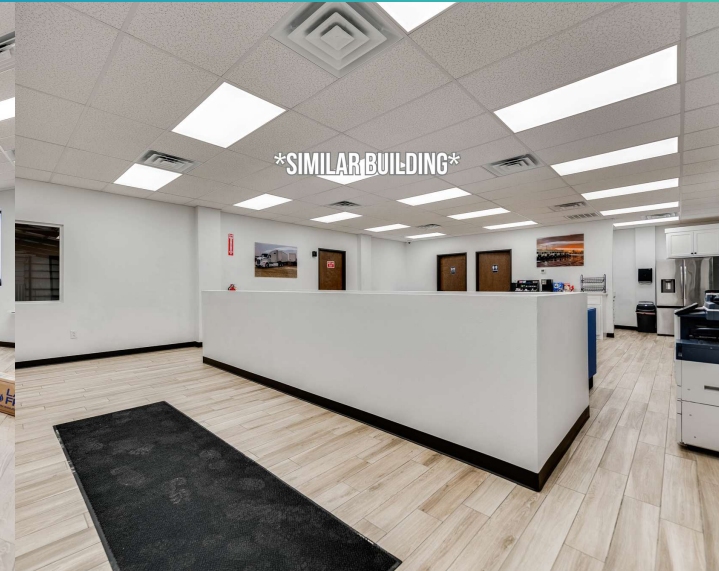
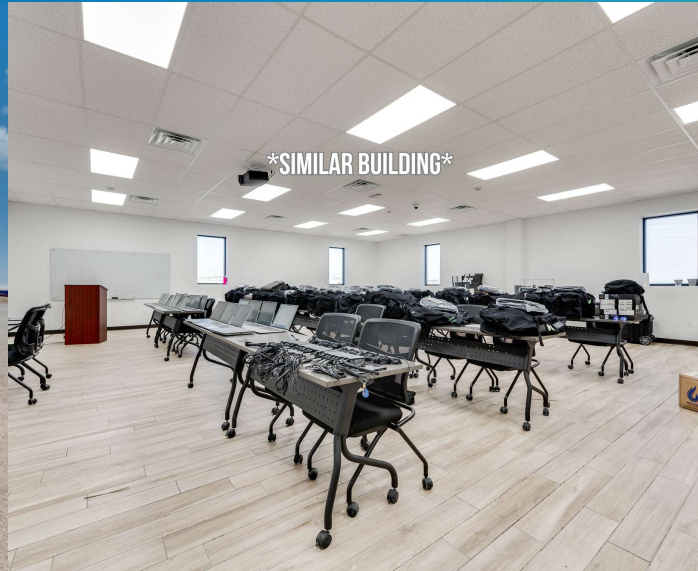
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SIMILAR BUILDING PHOTOS



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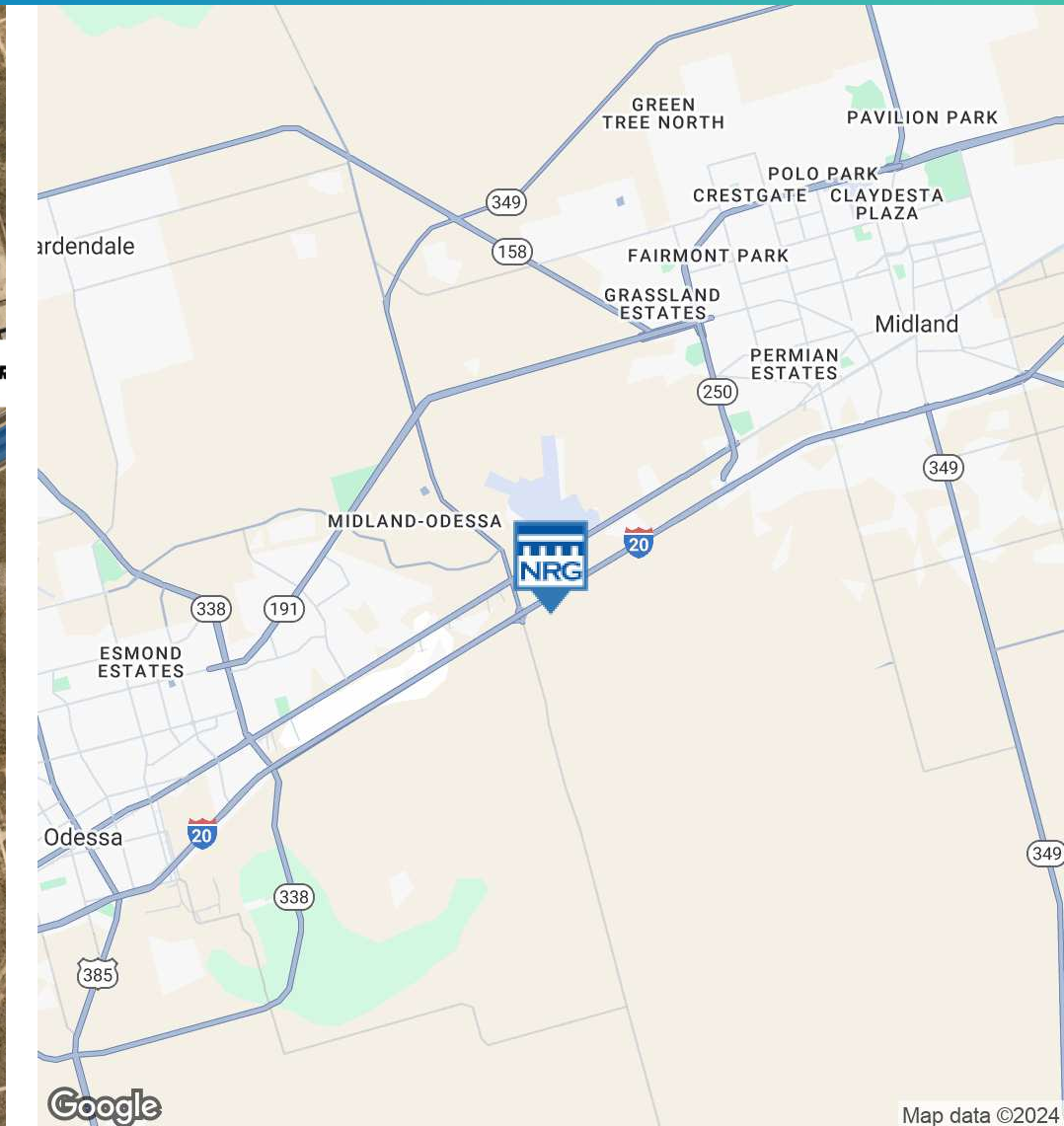
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SIMILAR BUILDING

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

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