

# MAIN OFFICE/WAREHOUSE, 2ND SHOP & APARTMENT

INDUSTRIAL FOR SALE OR LEASE

**3612 SCR 1198**

MIDLAND, TX 79706

## CONTACT BROKERS:

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S COUNTY RD 1198



**NRG REALTY GROUP**

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## OFFERING SUMMARY

Sale Price:	\$650,000.00
Lease Rate:	\$6,250.00 /Mo (NNN)
Building Size:	7,500 SF
Lot Size:	1.53 Acres
Number of Units:	2
Year Built:	1996
Renovated:	2024
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Currently undergoing renovations, this property boasts two fully insulated buildings totaling 7,500 SF on 1.53 Acres. The main 5,000 SF office/warehouse features 2,000 SF of office space with large offices, a conference room, a break room, and a 1 bed/1 bath apartment. The remaining 3,000 SF is a warehouse with 20' ceilings, heaters, and tool storage. The second 2,500 SF warehouse offers a 17' ceiling height and a 14' overhead door. Fully fenced and secured with a manual gate, this site is ideal for businesses seeking functionality and convenience. \*New photos coming soon!\*

## LOCATION OVERVIEW

This property is located on S County Rd 1198 about 2 miles South of Interstate 20 via Hwy 349. Approximately 4 miles to Centennial Park in Downtown Midland, TX. This area provides quick access to major roadways throughout West Texas.

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## PROPERTY HIGHLIGHTS

- Two Fully Insulated Buildings Totaling 7,500 SF on 1.53 Acres
- Main Office/Shop: 5,000 SF
- Newly Renovated 2,000 SF Office
- 2 Large Offices, Breakroom, Conference Room
- 1 Bed/1 Bath Apartment
- 3,000 SF Warehouse - Heaters, Tool Cage, Storage Room
- (2) 16' Overhead Doors, 20' Eave Height
- (1) 14' Overhead Door, 17' Eave Height
- Second Warehouse: 2,500 SF
- Security Fenced
- Manual Gate

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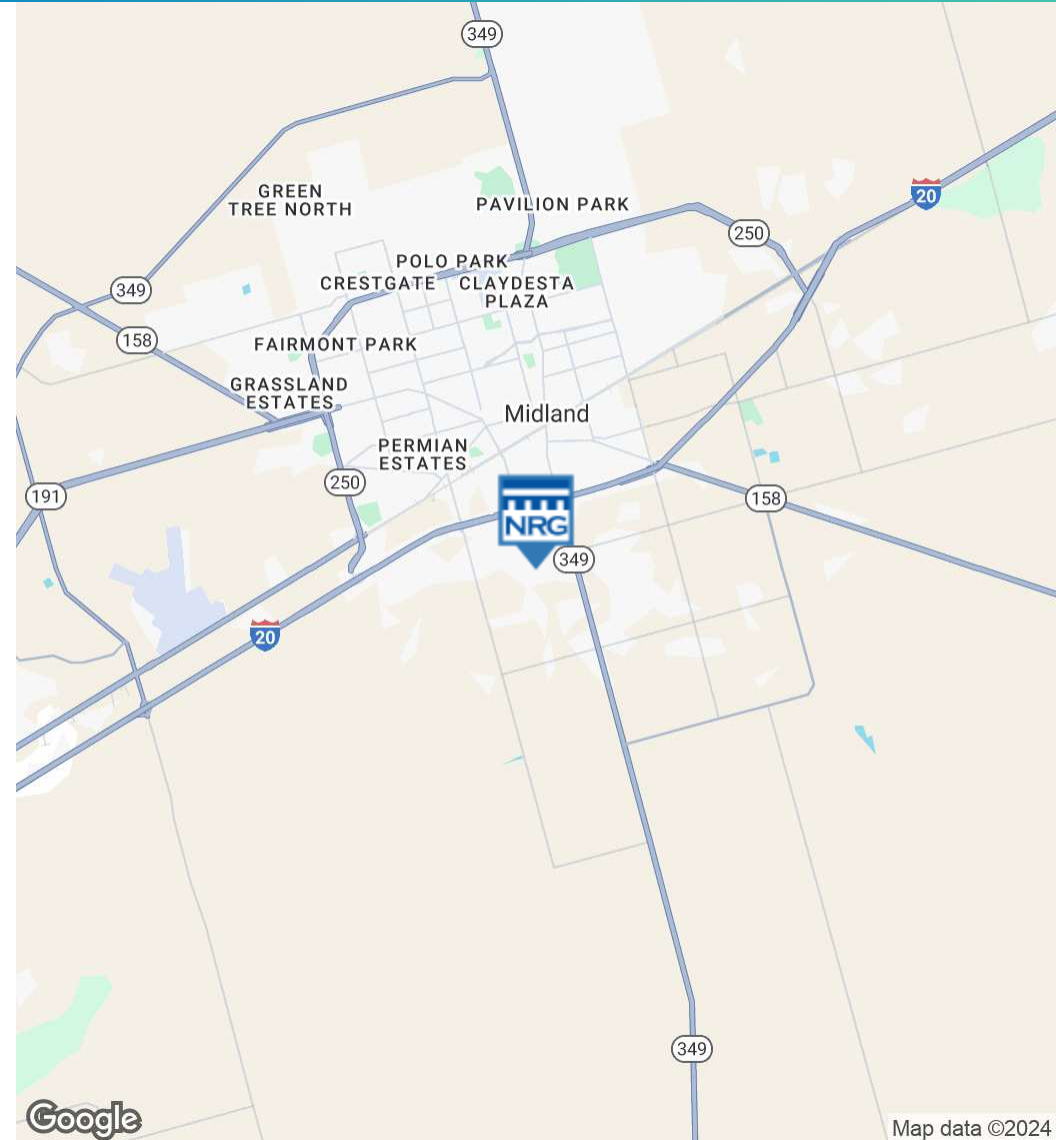
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