

*The Real Estate
Ranch*

EXPANSIVE INDUSTRIAL FACILITY FOR SALE WITH 23.6 ACRES!
8211 COUNTY RD. 62, MIDLAND, TX 79706



Brian Savage

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Website:

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PROPERTY – 8211 COUNTY RD. 62, MIDLAND, TX (24,775 Sq Ft)



OFFERING SUMMARY

Sales Price	\$4,999,999
Year Built	2021
Building Sq Ft	24,775
Lot Size	23.6 Acres
Zoning	In the County

PROPERTY OVERVIEW

Introducing a rare opportunity to acquire a fully equipped industrial yard spanning 23.6 acres, and featuring a collection of versatile buildings designed to accommodate a wide range of commercial and operational needs. **Building One:** This expansive 11,000 sq ft facility stands as the centerpiece of the property, thoughtfully designed for both operational efficiency and occupant comfort. The main level features 8 well-appointed offices, plus two additional offices located within the shop area, perfect for administrative or supervisory staff. Included are two public restrooms and two executive bathrooms for convenience, alongside a dedicated restroom inside the shop. The shop is further enhanced by a secure chemical cage for safe material storage, a set of 45 – 6 foot tall employee lockers with combination locks. A rear-attached enclosed wash-bay for equipment cleaning and maintenance. Upstairs, you'll find 6 spacious bedrooms, a modern full kitchen, and two bathrooms, each outfitted with dual toilets / showers ideal for staff accommodation or on-site management. 15 covered parking places attached to Building One. 26 – Covered Parking places for Company vehicles sits West of Building One. **Building Two: (Fabrication Shop)** Totaling 7,000 sq ft, with 2,000 sq ft split between the two floors, this building provides four offices and a restroom on the ground level. The upper floor features 4 bedrooms, a bathroom equipped with two toilets / showers, and direct access to a 5,000 sq ft shop. The shop itself is designed for heavy industrial use, boasting 1,000 AMP three-phase power and its own dedicated bathroom for convenience and workflow efficiency. 8 – covered parking places sits in front of Building Two.

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Building Three: (The Bunkhouse) Spanning 6,775 sq ft, this accommodation facility includes 20 private rooms and a generous mess hall, making it ideal for staff housing or extended team stays. Additional amenities include two laundry rooms, flat screen tv's, multiple refrigerators, and two large bathrooms, each with multiple showers, ensuring comfort and practicality for high-occupancy scenarios. The Bunkhouse also includes 36 ample-covered parking spaces to accommodate all employees, ensuring convenience and protection from the elements. Additionally, the bunkhouse is accessed via a private gated entrance, providing enhanced security and privacy for residents.

The yard offers extensive open space for storage, parking, equipment staging, or future expansion, all within the boundaries of its impressive 23.6-acre lot. Secure perimeter fencing ensures safety and privacy, while convenient access for large vehicles supports seamless logistics. Strategically situated near major highways and transport networks, this property provides outstanding connectivity for manufacturing, construction, or fleet operations. All essential utilities are available or easily accessible, allowing your business to move in and operate without delay.

This exceptional industrial yard presents a unique blend of functional workspace, comfortable accommodations, and operational flexibility—ready to support your business ambitions.

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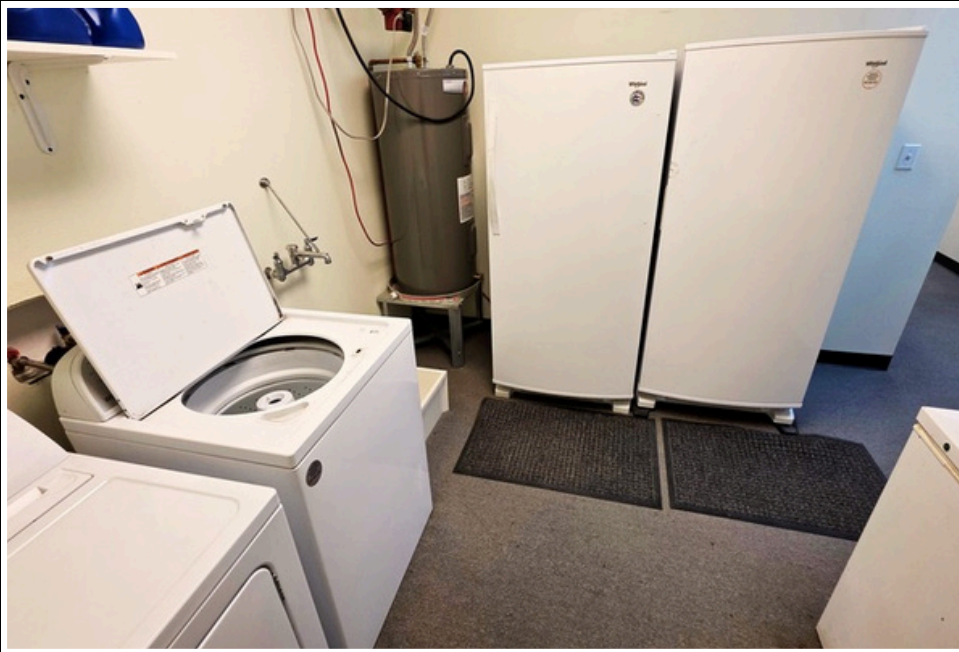
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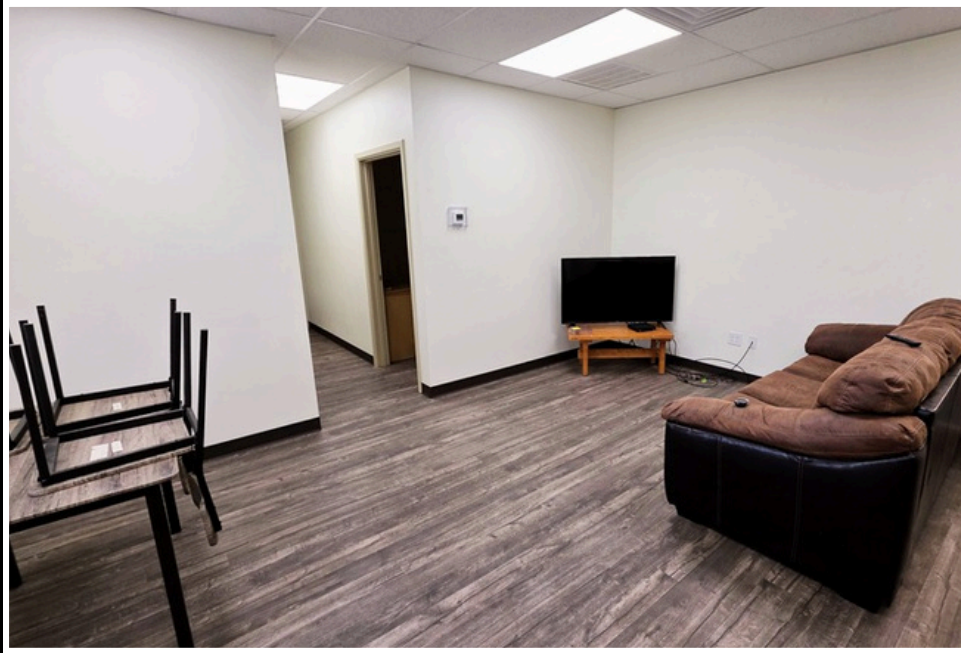
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COMMERCIAL INVESTMENT OPPORTUNITY IN MIDLAND!



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