

FOR SALE

Boundary Legend **Current Property Boundary** **Estimated Replat Line**

Boundaries shown are approximate. Estimated replat line is subject to final survey and plat approval.

OWNER/USER OR INVESTMENT OPPORTUNITY

2001 COMMERCE DR

MIDLAND, TEXAS 79703

BUILDING SIZE

28,384± SF

LOT SIZE

2.6± AC

SALE PRICE

Call for Pricing

EXCLUSIVELY LISTED BY

DAVID PEARSON

Managing Broker | TX Lic. #0505411

432.664.2745 · david.pearson@erescompanies.com

ERESCOMPANIES.COM

28,384± SF LABORATORY FACILITY ON 2.6± AC

PURPOSE-BUILT CORE ANALYSIS LABORATORY

2001 COMMERCE DR | MIDLAND, TX 79703

FOR SALE



SALE
PRICE

CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Purpose-Built Core Analysis Laboratory
- 28,384± SF Single-Story Facility On 2.6± AC*
- Office Wing, Central Lab Block & East Wing
- Enclosed Main Corridor Joining All Wings
- 12 Laboratory / Technical Rooms
- 8 Private Offices & Supervisory Rooms
- 2 Data Rooms | 2 Conference / Admin Areas
- Separate Client & Employee Lounges
- Dedicated Front Entrance & Reception
- Interior Patio / Open Court Off Corridor
- Direct I-20 Frontage | ±1 Mile To Loop 250

PROPERTY OVERVIEW

2001 Commerce Dr delivers 28,384± square feet of purpose-built laboratory and office space on a currently estimated 2.6± acre site fronting Interstate 20 in Midland, with approximately one mile of access to TX-250 (Loop 250). Final acreage is subject to change upon completion of the proposed parcel reconfiguration and final plat approval.

The single-story plant is organized as a dedicated office wing, a central core analysis laboratory block, and a separate east wing, all joined by an enclosed main corridor that opens onto an interior patio court. A separate front entrance and reception serve the office wing, keeping client traffic out of laboratory areas, while heavy laboratory and materials-handling infrastructure remains in place.

The site is zoned TP (Technology Park), Midland's district for research, laboratory, and higher-quality industrial uses in a planned park setting. The property is currently undergoing a lot line adjustment; acreage, parcel configuration, and boundaries are approximate and subject to final plat approval.

*Acreage subject to change upon final parcel reconfiguration and plat approval.

28,384±

SF Laboratory Facility

2.6±

Proposed Sale Parcel*

46±

Enclosed Rooms

I-20

Direct Frontage

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FOR SALE

PROPERTY SPECIFICATIONS

BUILDING SIZE	28,384± SF
SITE SIZE	2.6± AC*
CONFIGURATION	Three connected wings
LAB / TECH ROOMS	Twelve
PRIVATE OFFICES	Eight
DATA ROOMS	Two
CONFERENCE / ADMIN	Two
LOUNGES	Client & employee
RESTROOMS	Five
STORAGE / SUPPORT	Ten spaces
ZONING	TP · Technology Park
PARCEL / APN	R000031276

BUILDING CONFIGURATION

Approximately 46 enclosed rooms span three connected wings. A dedicated front entrance and reception keep client traffic out of the laboratory areas.



BUILDING LAYOUT

THE LAYOUT

The office wing fronts the building on the west with reception, private offices, an open office and sales area, and a data room. The central block houses the core analysis laboratory, and the east wing supports special services with its own work and data rooms.

A room-by-room floor plan follows on the next page.

WING SUMMARY

WEST WING	Offices & reception
CENTRAL BLOCK	Core analysis labs
EAST WING	Special services
MAIN CORRIDOR	Enclosed connector
OPEN COURT	Interior patio

*Acreage subject to change upon final parcel reconfiguration and plat approval.

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28,384± SF LABORATORY FACILITY ON 2.6± AC

PURPOSE-BUILT CORE ANALYSIS LABORATORY

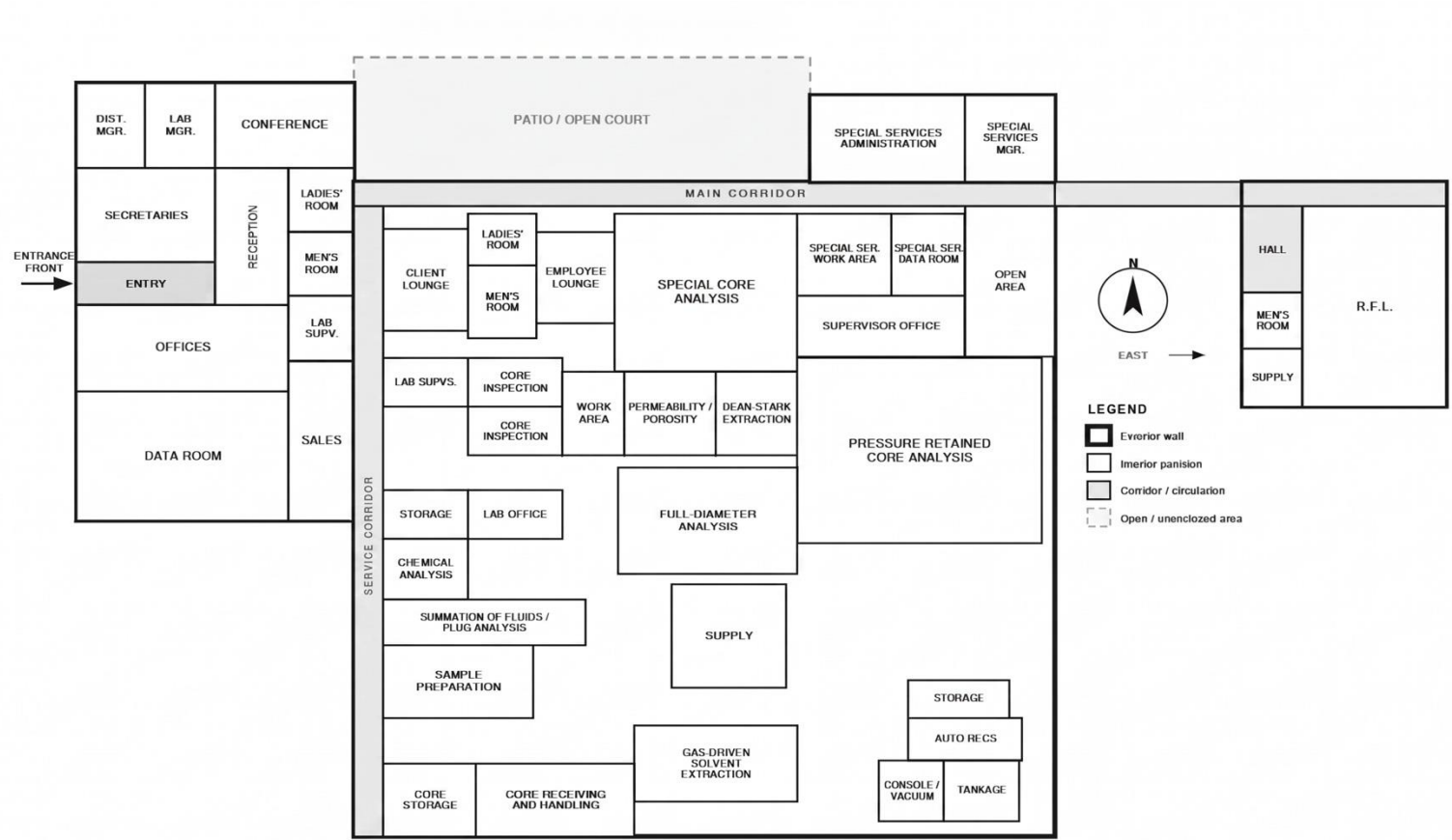
2001 COMMERCE DR | MIDLAND, TX 79703

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FLOOR PLAN

CORE ANALYSIS LABORATORY — OVERALL FLOOR PLAN

Single-story plan showing the office wing (west), central laboratory block, east wing, enclosed main corridor, and interior patio court.



AI-RENDERED FLOOR PLAN DISCLOSURE

This floor plan is an AI-rendered schematic adapted from the building's original evacuation plan and modified to depict only improvements intended to be included in the offering. It is provided for general reference only and is not to scale. All dimensions, layouts, configurations, and offering boundaries are approximate and must be independently verified.

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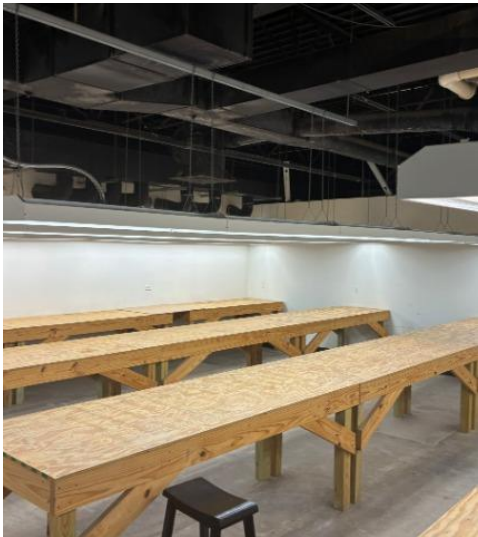
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PROPERTY PHOTOS



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OFFERING & DUE DILIGENCE

PRICING & TERMS

OFFERING PRICE	Call for Pricing
BUILDING SIZE	28,384± SF
SITE SIZE	2.6± AC*
OFFERED AS	Owner/User or Investment
ZONING	TP · Technology Park
PARCEL / APN	R000031276
LOCATION	I-20 Frontage · Midland, TX

DUE DILIGENCE

This material is for informational purposes only and does not constitute an offer, representation, or warranty. All square footages and acreages are approximate and offered subject to verification.

The property is currently undergoing a parcel reconfiguration and lot-line adjustment. The stated 2.6± acreage reflects the current estimated offering area and is subject to change upon completion of the final survey, parcel reconfiguration, and plat approval. Final acreage, boundaries, access, fencing, easements, and parcel configuration are subject to verification.

Buyer to independently verify, without limitation:

- Building condition, systems, and roof
- Laboratory systems, equipment, and infrastructure
- Final parcel configuration, boundaries, and plat
- Zoning, permitted use, and buildability
- Access, easements, and road agreements
- Environmental condition, taxes, and title

*Acreage subject to change upon final parcel reconfiguration and plat approval.

SCHEDULE A PROPERTY TOUR

Contact David Pearson to arrange a site tour, request additional information, or discuss 2001 Commerce Dr.

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