

*the
Real Estate
Ranch*

**EXCEPTIONAL COMMERCIAL LEASING
OPPORTUNITY IN MIDLAND, TX!**

10314 W County Rd 72 Midland, TX 79707



Andrea Thomas

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PROPERTY – 10314 W County Rd 72 (5,500 SF – For Lease)



OFFERING SUMMARY

Lease Price	\$18.00 PSF
Year Built	2015
Building Sq Ft	5550
Lot Size	1.66 Acres
Zoning	In the County

PROPERTY OVERVIEW

This 1.66-acre industrial property offers excellent accessibility and functionality with fully lighted and fenced yard! The space includes 5500 Total sq ft. Office area 1,250 SF and 3,750 SF of shop space, designed to accommodate a wide range of business operations. The office portion features three spacious offices with kitchenette, providing a comfortable workspace. Within the shop, is a 5 ton crane, wash dryer hook ups with 220 hook ups, exhaust in place with 220 hook ups. The shop is well-equipped with 3 phase and additional 1 phase electric, 14' x 16' overhead doors and 500 SF wash bay.

Building highlights

- 5,500 SF total — 1,250 SF office + 3,750 SF shop + 500 SF wash bay
- 1.66-acre lot, fully fenced (chain link + security) and lighted yard
- Built 2015 — metal siding, slab foundation
- 3-phase + additional 1-phase electric; 220 hook-ups
- 5-ton crane in shop
- 2 14' x 16' overhead doors
- Three private offices with kitchenette
- Washer/dryer hook-ups with 220 amp hook ups
- Exhaust in-place with 220amp hook ups.
- Water well GPM 20
- Utilities on site: electricity, water, sewer, well
- NNN lease approx \$920 per month, vacant and available now

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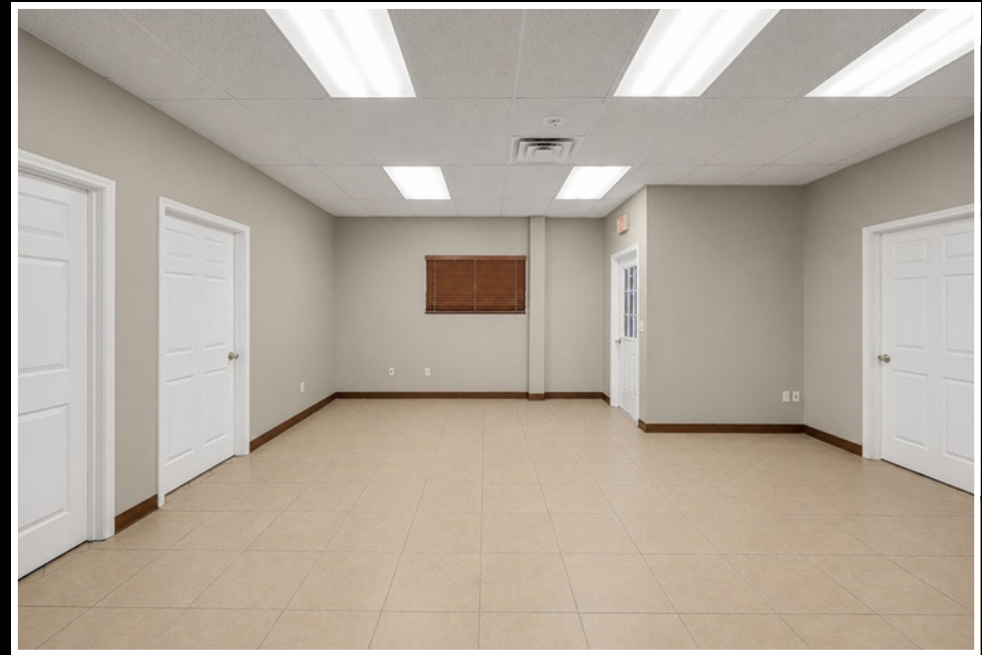
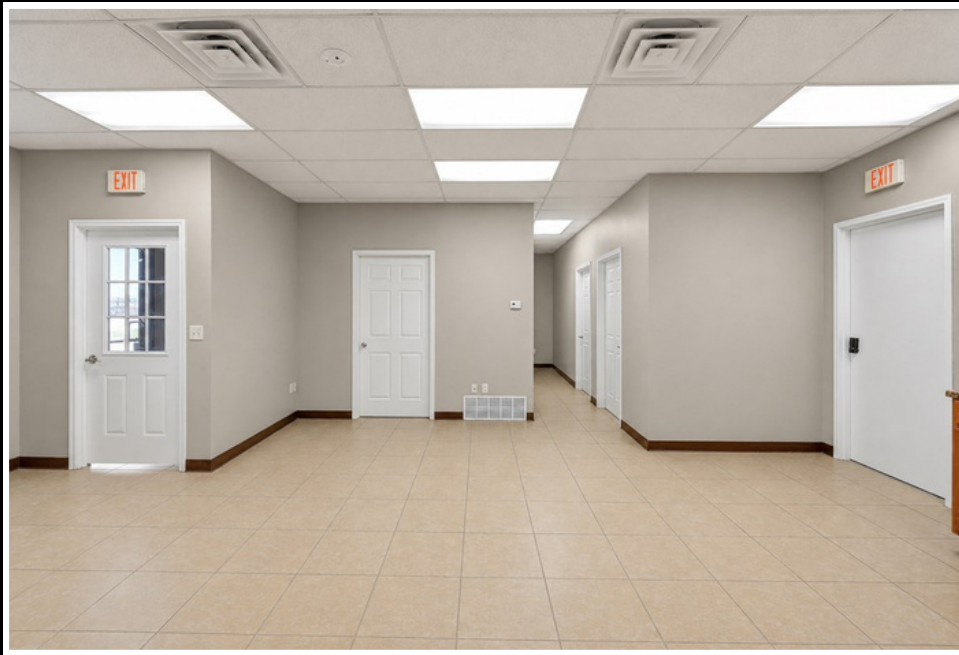
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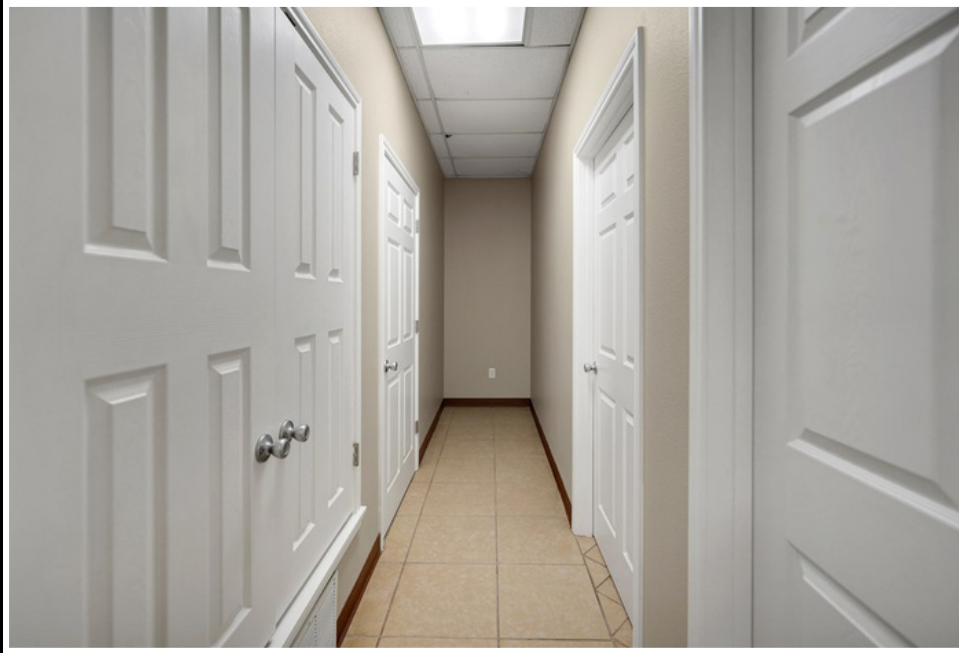
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COMMERCIAL LEASING OPPORTUNITY AVAILABLE IN MIDLAND!



**PRESENTED BY: ANDREA THOMAS
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