



PRICE: \$3,300,000

2508 FARM TO MARKET 307

Midland, TX 79701

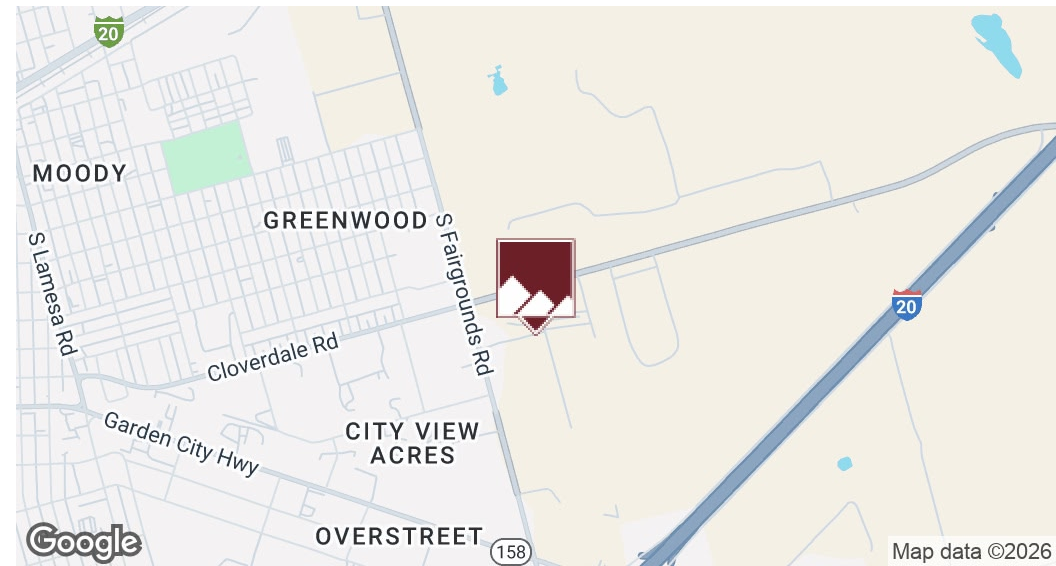
Trey Dennis

Broker
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Property Description

This 12,800 SF industrial facility is situated on 31 acres in Midland County. The property features a well-appointed 4,000 SF office area with 14 private offices, a spacious conference room, break room, training/bullpen room, IT closet, and dedicated copier/plot area. The 8,800 SF shop is equipped with five 14' overhead doors, creating one drive-through bay, along with two ground-floor shop offices and a restroom. A mezzanine level provides an additional built-out office and extensive storage space. The expansive yard is fully fenced and secured, with multiple carports positioned around the building for added convenience. This property offers excellent functionality for a wide range of industrial operations.

Property Highlights

- Ability to add on a 1.00 AC Fuel Island on the west side of property - Frontage on Fairgrounds Rd. **If interested please submit an offer for consideration..
- Conducive for Heavy Truck Traffic & Industrial Use
- FM 307 Frontage
- Asphalt Drive Surrounding the Building

Location Description

This property is located near the intersection of FM 307 and Fairgrounds Road, just south of Midland. It provides convenient access to I-20 and TX-349 and is centrally positioned near major oilfield transportation routes, including Garden City Highway. The site sits roughly one mile from IH-20, offering excellent regional connectivity.

Offering Summary

Sale Price:	\$3,300,000
Lot Size:	31 Acres
Building Size:	12,800 SF

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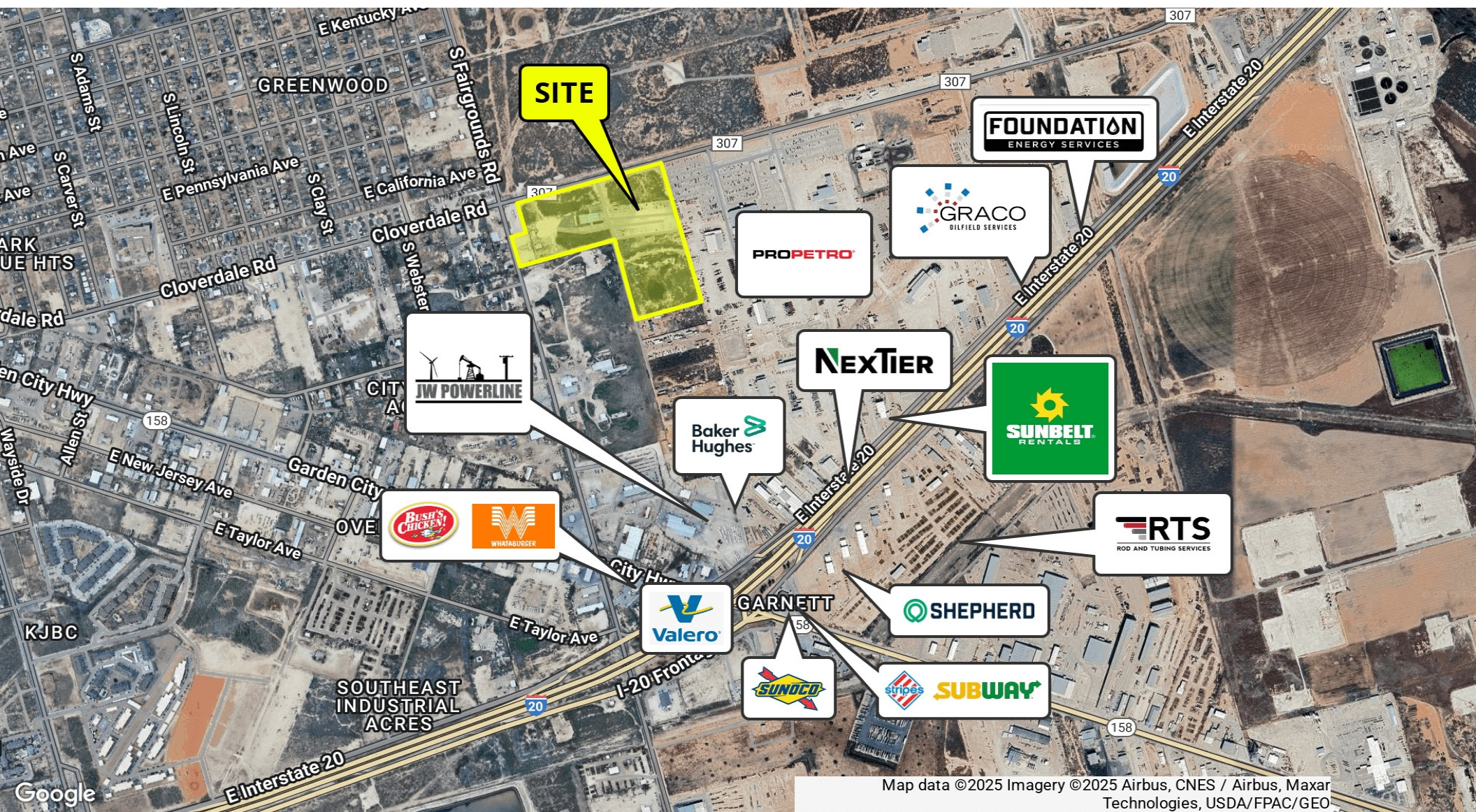
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MORIAH
BROKERAGE SERVICES, LLC

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