

CRANE SERVED SHOP W/MODERN OFFICE ON 9 ACRES

3110 S County Rd 1180, Midland, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

3110 S COUNTY RD 1180, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	23,054 SF
Lot Size:	9.805 Acres
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This industrial property includes two buildings totaling approximately 23,054 SF on 9.8 Acres. The primary office/warehouse is 12,900 SF, featuring 5,100 SF of Class-A office space and 7,800 SF of warehouse/shop space with 16' overhead doors creating 5 drive-through bays, 23' eave height, and a 10-ton bridge crane. The secondary building totals 10,100 SF, with 3,500 SF of office space and 6,600 SF of warehouse space, along with an additional 2,500 SF of covered storage. The site is secured with two automatic gates and offers covered, paved parking. Three man-camp trailers provide additional office capacity or housing solution. A natural gas gathering line runs along the north and rear portions of the property. Contact Justin Dodd for more details.

LOCATION OVERVIEW

The property is located outside city limits, less than a mile from interstate 20 and offers convenient access to major thoroughfares. Located in Midland, TX - the heart of the Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 23,054 SF on 9.805 Acres
- 12,939 SF Main Office/Warehouse
- 5,112 SF Office | 7,827 SF Shop
- 26' Eave Height
- 5 Drive-Through Bays w/ 16' Overhead Doors
- Crane Served – 10-ton bridge crane
- 10,115 SF 2nd Office/Warehouse Building
- 3,524 SF Office | 6,591 SF Warehouse
- Fully Fenced Yard w/ 2 Automatic Gates
- Additional 8,000 SF of Covered Parking
- Utility connections for (3) mobile trailers



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ADDITIONAL PHOTOS

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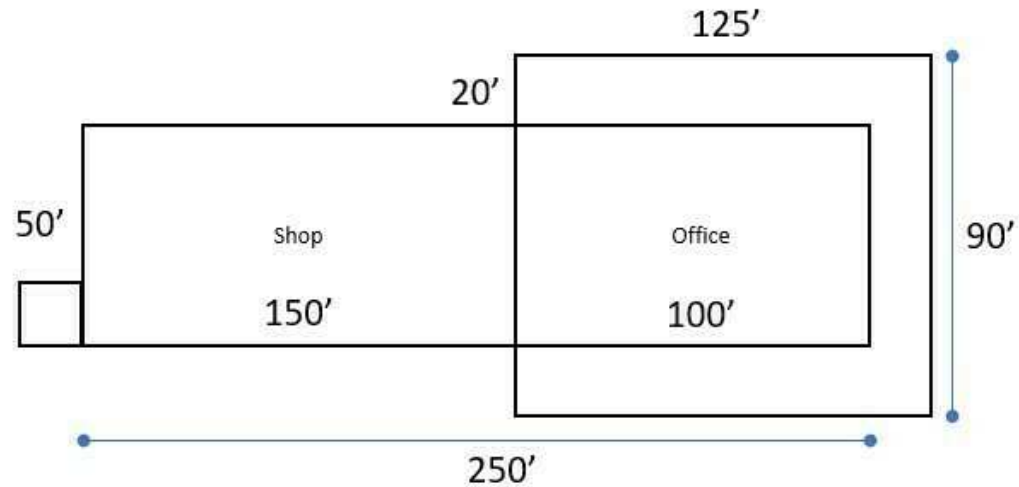
SITE LAYOUT

3110 S COUNTY RD 1180, MIDLAND, TX 79706

BUILDING DIMENSIONS

3110 S County Rd 1180, Midland, TX

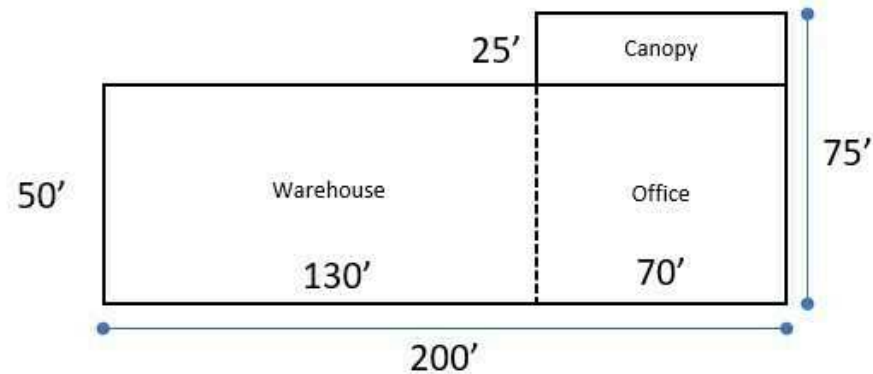
Main Building:



Parts Building:

7,750 SF

2,500 SF Covered Storage



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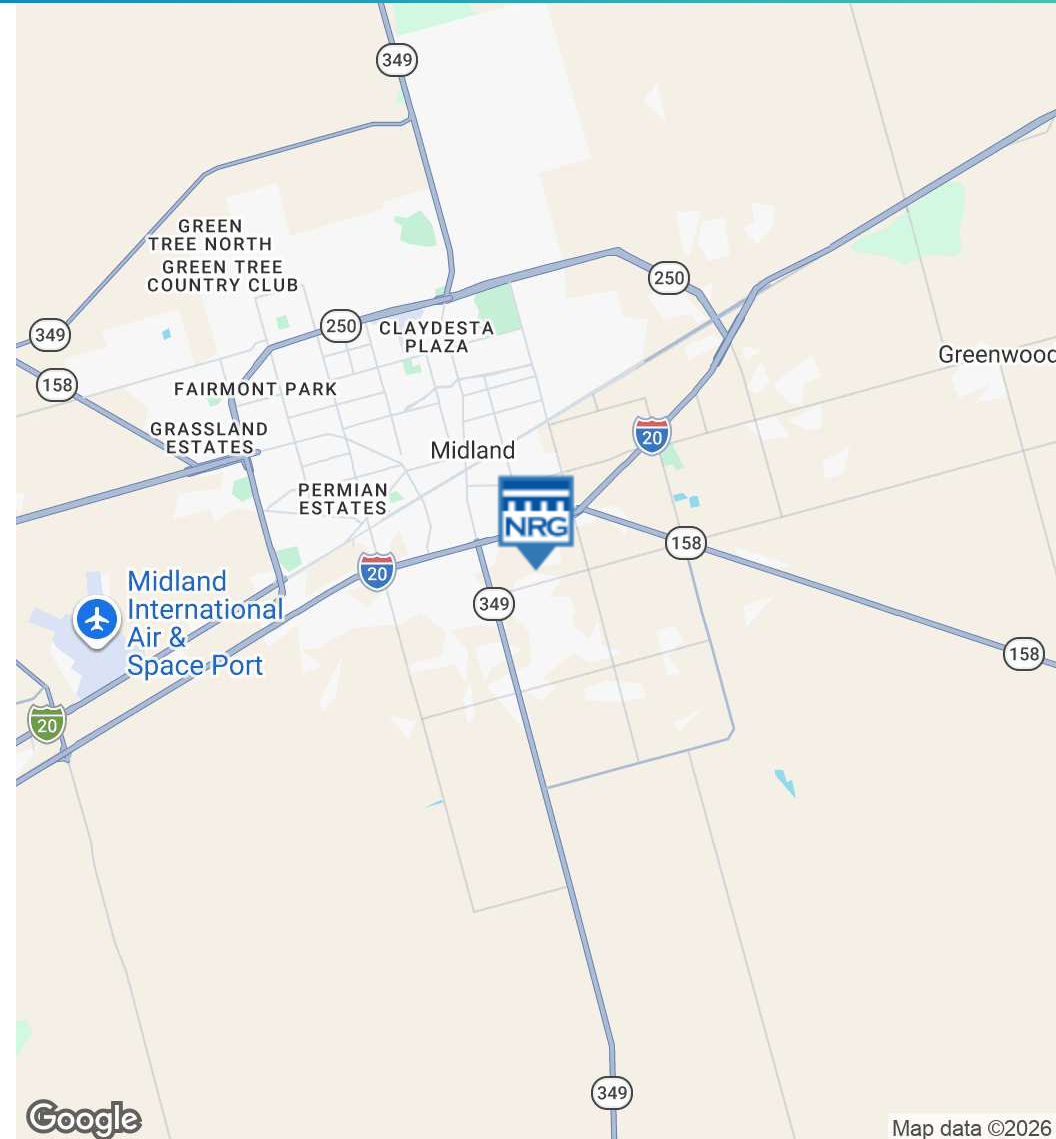
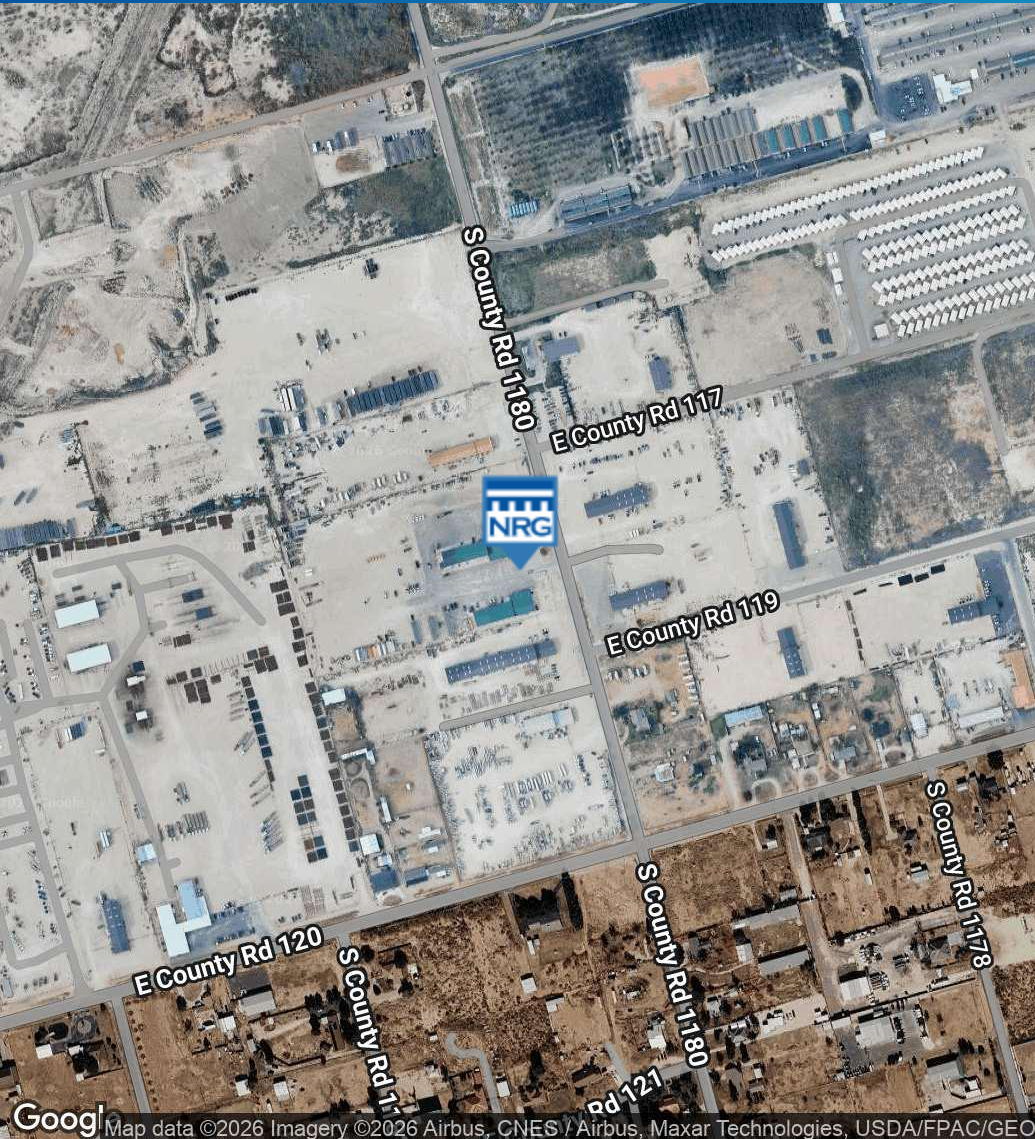
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CRANE SERVED SHOP W/MODERN OFFICE ON 9 ACRES

LOCATION MAP

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CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtgroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

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