



COMMERCIAL



RESIDENTIAL



BUY



SALE



LEASE



432-349-8501



Andi LET'S FIND YOUR PERFECT PLACE.



**FOR
LEASE**
COMMERCIAL

1.66-ACRE INDUSTRIAL YARD

OFFICE ♦ SHOP ♦ WASH BAY

10314 West County Road 72 • Midland, TX 79707



BUILT 2015 ♦ METAL BUILDING ON 1.66 ACRES

LEASE RATE • NNN • VACANT & AVAILABLE NOW

BASE RENT

\$8,250/mo

+

NNN EXPENSE

\$920/mo

=

TOTAL MONTHLY

\$9,170/mo

5,500 SF

TOTAL BUILDING

1.66 AC

FENCED LOT

5-Ton

SHOP CRANE

14x16

OVERHEAD DOORS

PROPERTY OVERVIEW

EXTERIOR, YARD & SHOP

This **1.66-acre** industrial property offers excellent accessibility and functionality with a **fully lighted and fenced yard**. The **5,500 SF** metal building (built 2015) pairs **3,750 SF of shop space** — equipped with a **5-ton crane**, 14×16 overhead doors, and a **500 SF wash bay** — with a comfortable **1,250 SF office**, all on a secure, well-lit lot ready for a wide range of operations.

BUILDING HIGHLIGHTS

- ◆ **5,500 SF total** — 1,250 office + 3,750 shop + 500 wash bay
- ◆ **Built 2015** — metal siding, slab foundation
- ◆ **5-ton crane** in shop
- ◆ **Three private offices** with kitchenette
- ◆ **Utilities on site** — electricity, water, sewer & well
- ◆ **1.66-acre lot**, fully fenced (chain link + security) & lighted
- ◆ **3-phase + 1-phase** electric; 220 hook-ups throughout
- ◆ **14' × 16'** overhead doors
- ◆ **Washer/dryer hook-ups** & in-place exhaust (220)
- ◆ **NNN lease** — vacant and available now

EXTERIOR, YARD & SHOP



AERIAL · 1.66-ACRE SITE



BUILDING FRONTAGE



14×16 OVERHEAD DOORS



FENCED & LIGHTED YARD



SECURED PERIMETER



AERIAL · YARD ACCESS



SHOP · 5-TON CRANE



SHOP · CRANE & DOORS



WASH BAY · 220 HOOK-UPS

OFFICES & INTERIOR

The **1,250 SF office** area features **three spacious private offices** with a **kitchenette** and restroom, finished with tile flooring and abundant natural light — a comfortable, professional workspace attached directly to the shop.

OFFICE & INTERIOR GALLERY



PRIVATE OFFICE



KITCHENETTE & LOUNGE



EXECUTIVE OFFICE



OFFICE ENTRY



RECEPTION / OPEN AREA



RESTROOM

PROPERTY SPECIFICATIONS

Total Building	5,500 SF
Office Area	1,250 SF
Shop Space	3,750 SF
Wash Bay	500 SF
Lot Size	1.66 Acres
Year Built	2015
Electric	3-phase + 1-phase
Overhead Doors	14' x 16'
Utilities	Elec · Water · Sewer · Well
Base Rent	\$8,250 / mo
NNN Expense	\$920 / mo
Total Monthly	\$9,170 / mo



Andrea Thomas

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🚩 Midland, West Texas

Let's find your perfect place.

SCHEDULE A PRIVATE TOUR ♦ Call 432-349-8501