

CRANE READY WAREHOUSE OFF TX-191

12828 W County Road 91, Midland, TX 79707

INDUSTRIAL FOR LEASE



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | Negotiable |
| Building Size: | 7,889 SF |
| Lot Size: | 5 Acres |
| Year Built: | 2013 |
| Zoning: | Outside City Limits |

PROPERTY OVERVIEW

Industrial shop and office facility totaling 7,889 SF on 5 Acres, designed for a wide range of industrial operations. The main building is 6,025 SF with a 614 SF addition. The shop includes a 100' x 50' layout with 22' eave height, (4) 14'x14' overhead doors, crane-ready construction, (2) 220V 30A power plugs, and a shop sink. A new 1,250 SF wash-bay is being added off the rear of the shop. The office area features four private offices, men's and women's restrooms, an IT/break room with kitchenette, and a conference room with kitchenette. The property next door at 12900 WCR 91 is also available for lease: 6,883 SF on 5 Acres. These properties can be combined for a total of 14,772 SF on 10 Acres. Contact Justin Dodd for additional details.

LOCATION OVERVIEW

This property is strategically positioned in West Midland, Texas, within the heart of the Permian Basin - one of the most active energy and industrial markets in the United States. It is approximately 0.6 miles off of TX-191, which offers convenient access to Midland-Odessa.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 7,889 SF on 5 Acres
- 6,025 SF Main Building + 614 SF Addition
- 4 Private Offices, Breakroom, 2 Kitchenettes
- 100'x50' Shop
- (4) 14'x14' Overhead Doors
- Crane Ready
- (2) 220V 30A power plugs
- 1,250 SF Wash-Bay
- Adjacent property also available offering 6,883 SF on 5 Acres (Total 14,772 SF on 10 Acres)



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ADDITIONAL PHOTOS



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12900 & 12828 OUTLINES



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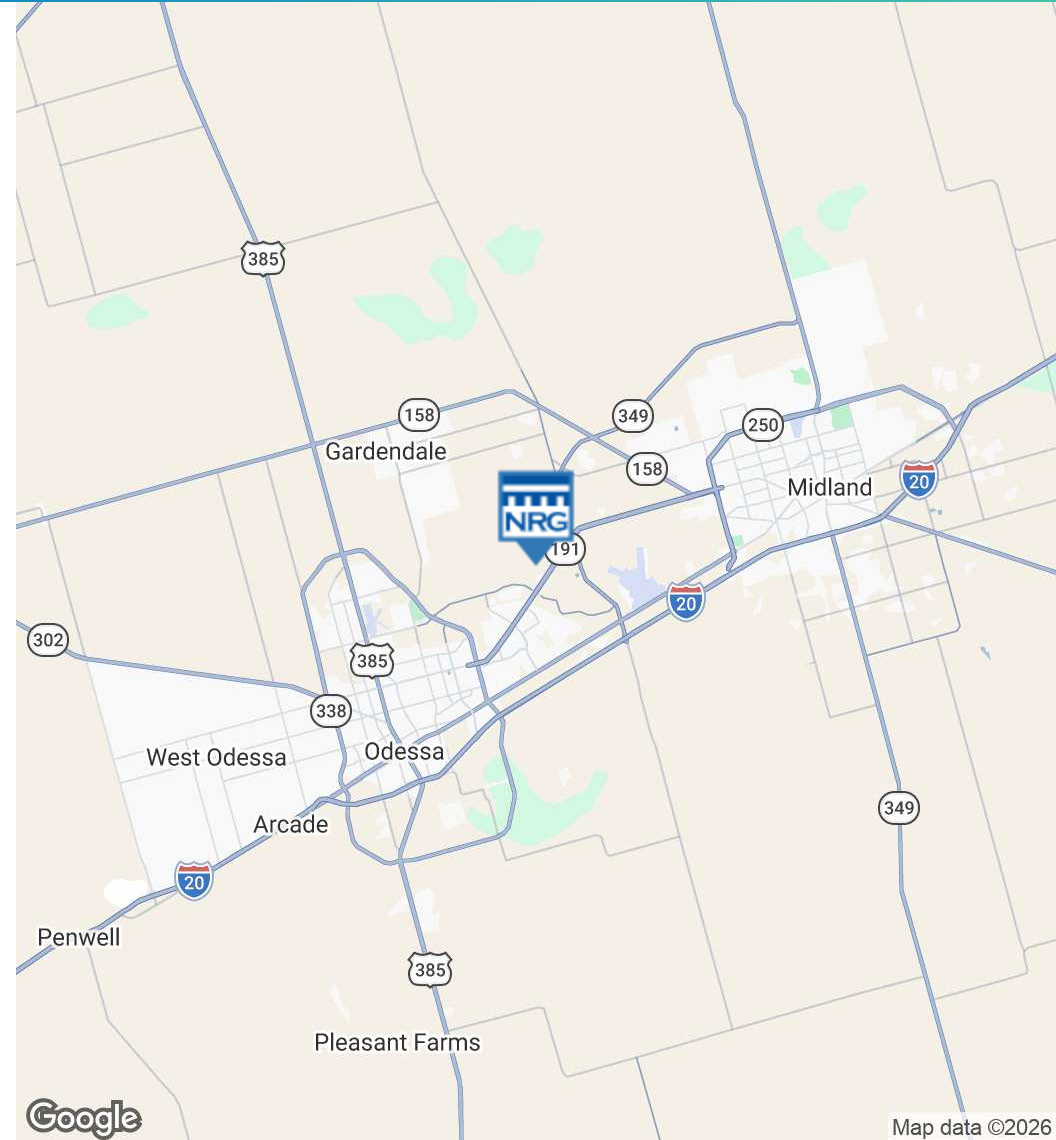
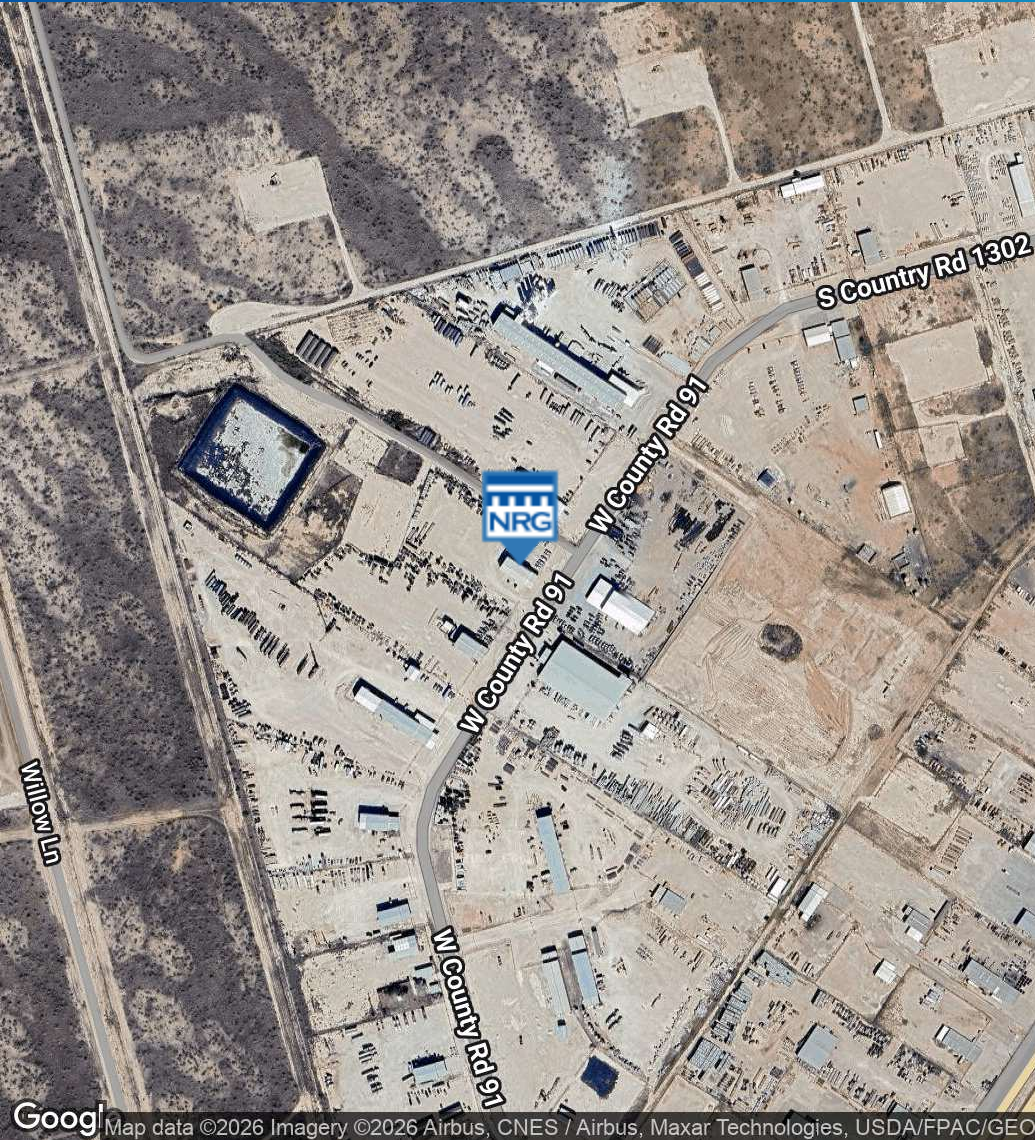
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LOCATION MAP



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CONTACT BROKERS:

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