



SALE PRICE: \$1,200,000 | LEASE RATE: \$10 SF/YR

470 JOSH MITCHELL AVENUE

Big Lake, TX 76932

Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
trey@moriahrealestate.com

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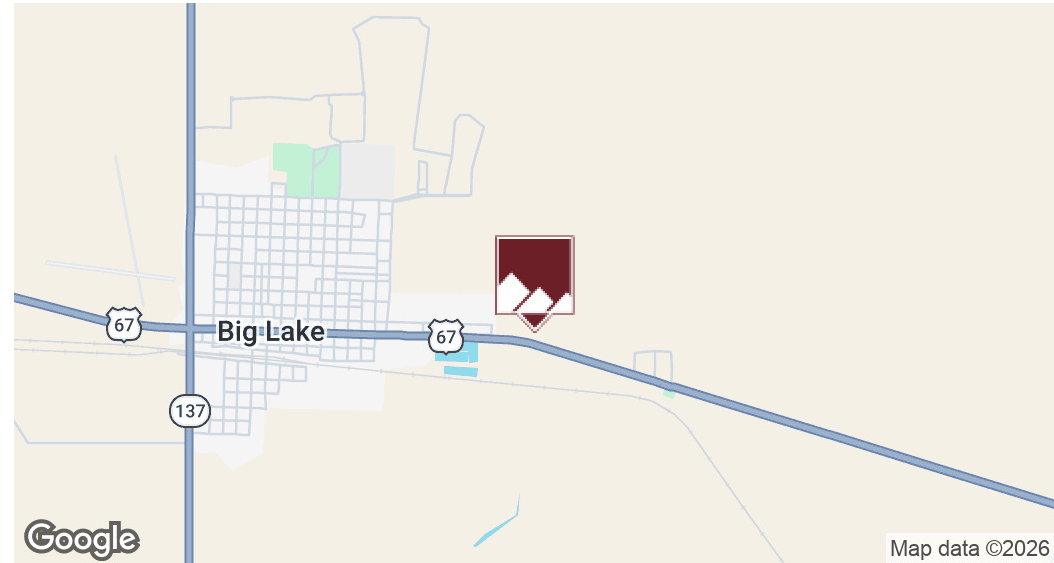
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Property Description

470 Josh Mitchell Avenue is an approximately 10,000 SF industrial facility situated on 7.5 acres in Big Lake, Texas. The property features a functional office-to-warehouse layout, fenced yard, and ample outdoor space suitable for a variety of industrial and oilfield service operations. Additional site improvements include approximately 18,000 SF of concrete containment and a dedicated chemical stockpoint. The improvements are in good condition and provide a functional setup for users requiring both building and yard space.



Location Description

The property is located within Big Lake's primary industrial area, surrounded by established energy service companies and other industrial operations. Its location provides convenient access to the area's oilfield and energy activity, making it well-positioned for industrial and oilfield service users. The surrounding industrial environment and substantial acreage provide an attractive setting for companies seeking a functional operational base in the Permian Basin.

Offering Summary

Sale Price:	\$1,200,000
Lease Rate:	\$10 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	7.5 Acres

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Property Highlights

- 10,000 SF Industrial Building
- 7.5-Acre Site
- Functional Office & Warehouse Layout
- Fenced Yard with Ample Outdoor Space
- 18,000 SF Concrete Containment
- Dedicated Chemical Stockpoint
- Located in Big Lake's Primary Industrial Area
- Surrounded by Established Energy Service Companies

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MORIAH
BROKERAGE SERVICES, LLC

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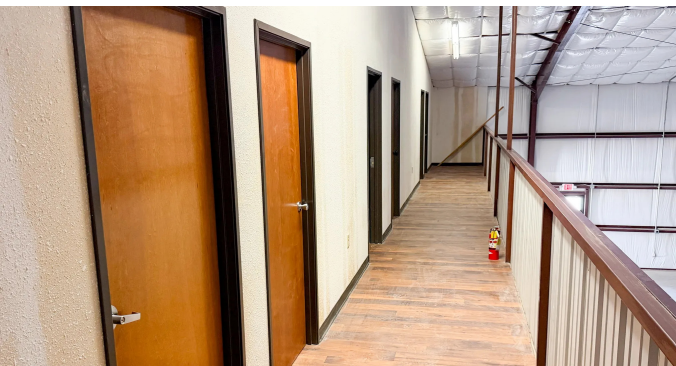
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Contact Brokers:

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15 Smith Road, Suite 6004, Midland, TX 79705
432.682.2510 | moriahbrokerageservices.com