

NEWLY RENOVATED: OFFICE/WAREHOUSE WITH MAN CAMP

9507 FM 307, Greenwood, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD
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EXECUTIVE SUMMARY

9507 FM 307, GREENWOOD, TX 79706



OFFERING SUMMARY

Lease Rate:	\$7,500 /Mo (NNN)
Building Size:	5,369 SF
Lot Size:	4.13 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Don't miss this excellent opportunity to set up shop and house employees just East of Midland in Greenwood, TX. Newly managed by NRG Realty Group, this property is undergoing updates and expansions to better suit industrial companies in the Permian Basin. The existing main building features a new 25'x40' wash-bay making this property 5,369 SF total. The office includes a reception area, 4 private offices, kitchenette, and bathroom. The 60'x40' shop features (2) 12'x14' insulated doors (1 manual, 1 automatic). There is a 12'x23' buildout in the shop forming a storage room and a laundry room with W/D hookups. The building is serviced by single phase power. A 750 SF storage warehouse hosts a water well, 2 pressure tanks, and poly tanks for providing water to the trailer hookups. The site includes 14 hookups for 4- or 5-bedroom trailers (water and power for each). Contact Justin Dodd for more details.

LOCATION OVERVIEW

This property is located on FM 307 in Greenwood, TX which is just outside of Midland, TX. The area is a few miles from Interstate 20 and TX-158.

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 5,369 SF on 4.13 Acres
- 4 Private Offices, Reception, Kitchenette
- 60'x40' Shop | Single Phase Power
- (2) 12'x14' Insulated Overhead Doors
- 12'x23' Shop Buildout for Storage & Laundry Room
- New 1,000 SF Wash-Bay
- Bonus 1,000 SF Covered Parking
- 14 Hookups for 4- or 5-bedroom Trailers (Water & Power)
- 750 SF Storage Warehouse
- Fully Fenced & Secured Yard



JUSTIN DODD

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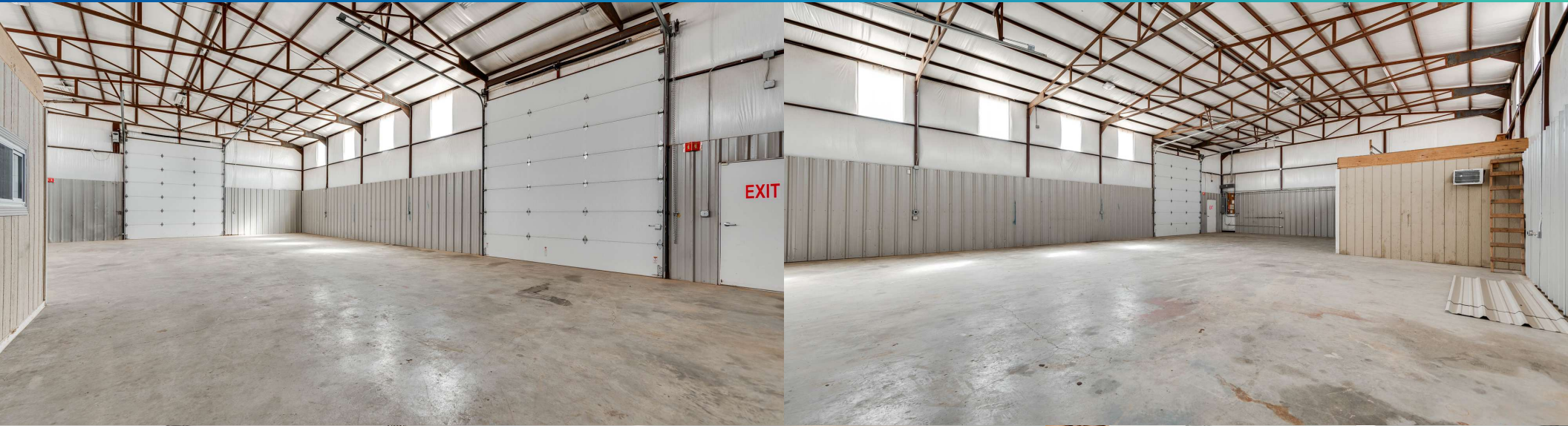
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ADDITIONAL PHOTOS

9507 FM 307, GREENWOOD, TX 79706



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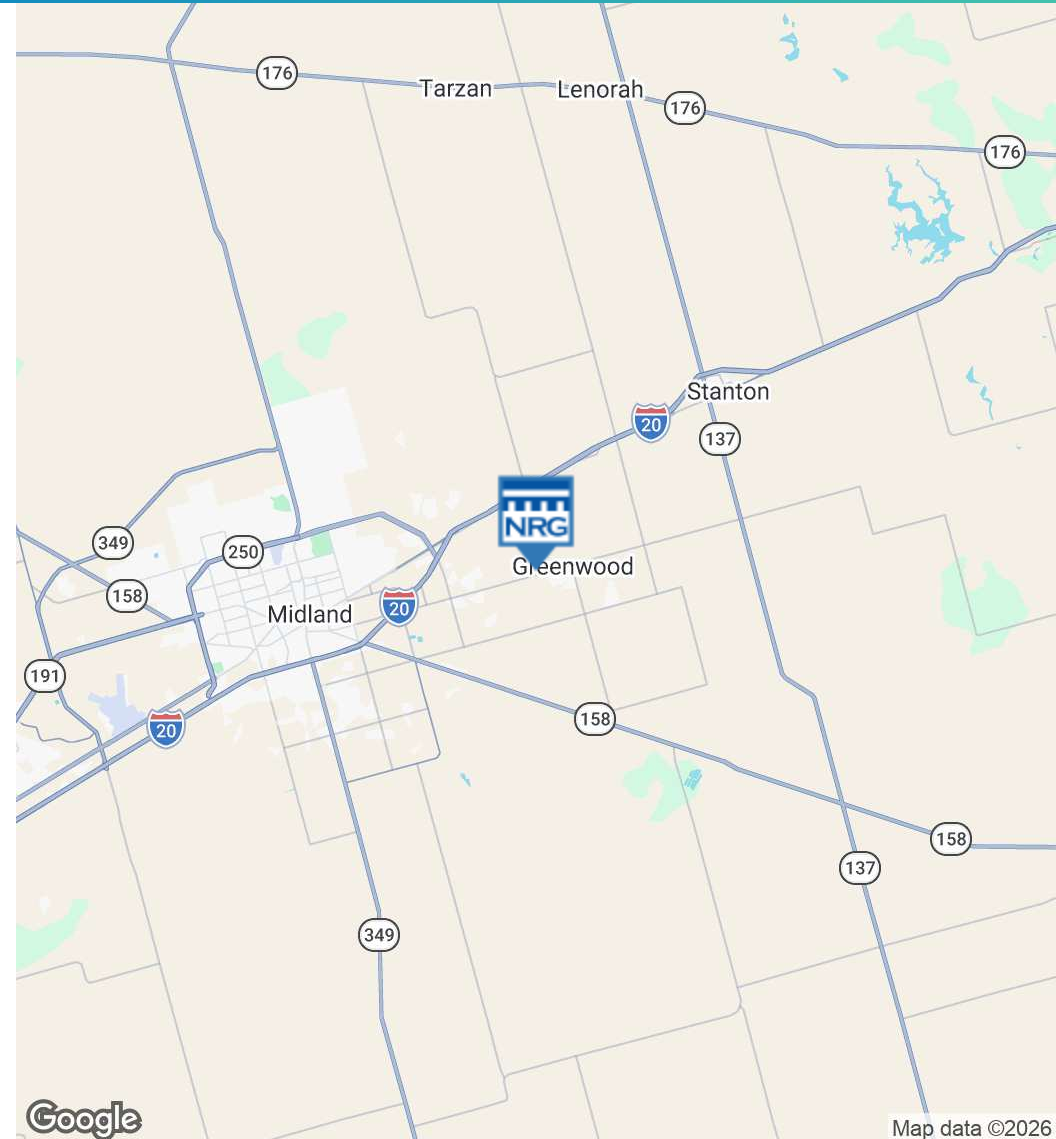
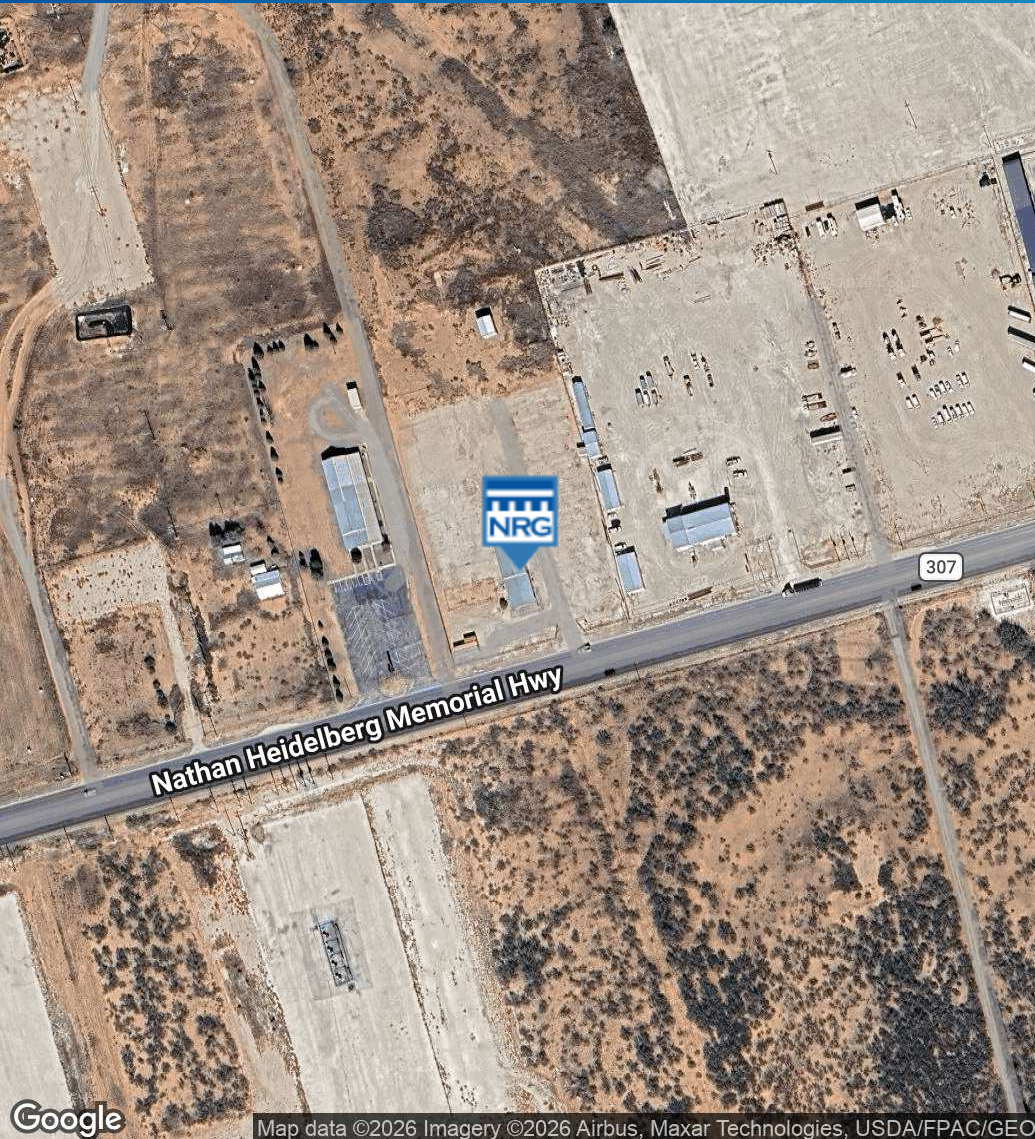
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LOCATION MAP

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