

**INDUSTRIAL PORTFOLIO FOR SALE -  
4 BUILDINGS - 2 TENANTS!**



**FOR SALE**

---

**921 E COUNTY RD  
140, MIDLAND, TX  
79706**

---

**PRESENTED BY  
THOMAS JOHNSTON**

**432-934-3333**

# HIGHLIGHTS

*The Real Estate Ranch*

- LOCATION: CLOSE TO I-20 AND HIGHWAY 349, OFFERING EXCELLENT ACCESSIBILITY
- SIZE: 21.698 ACRES, WITH FULLY LEASED BUILDINGS RANGING FROM 5,000 TO 7,500 SQ FT
- INVESTMENT POTENTIAL: CAP RATE OF 9.18%, PROVIDING AN ATTRACTIVE RETURN
- FULLY LEASED: READY FOR A NEW INVESTOR, WITH ALL RENTS AND NNN COSTS PROVIDED BY THE OWNER
- SURGING DEMAND: SITUATED IN THE PERMIAN BASIN, A REGION THAT HAS SEEN SIGNIFICANT DEMAND GROWTH IN RECENT YEARS
- 9% CAP RATE



# Description



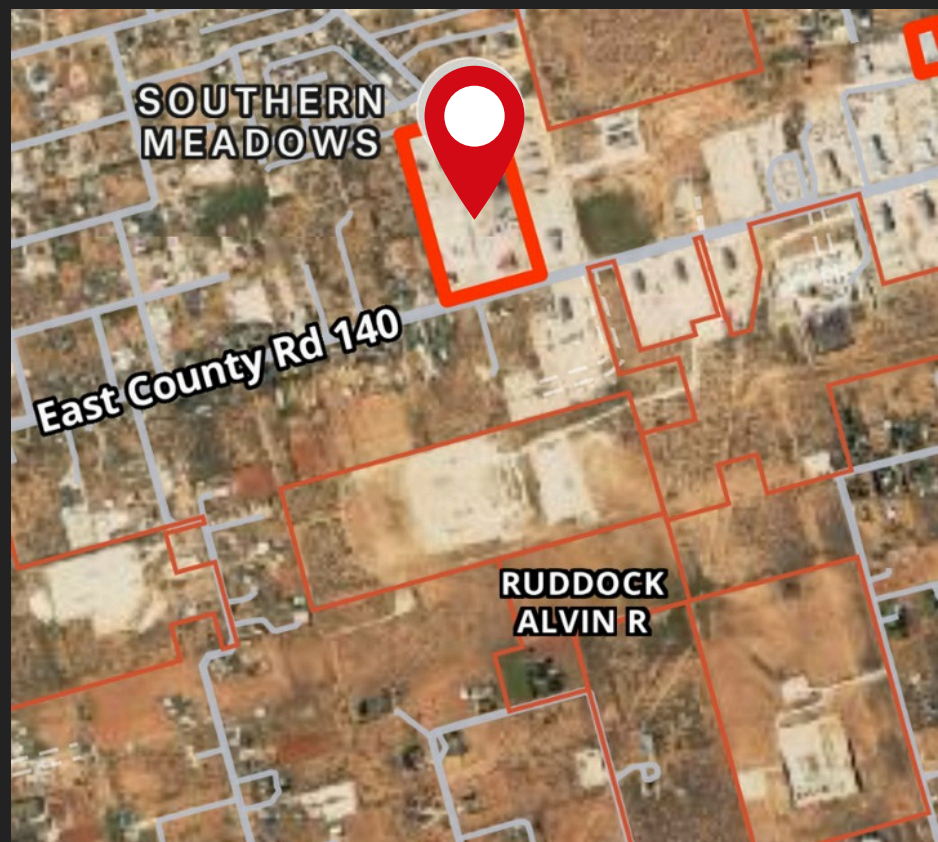
**Located in a prime industrial area of the Permian Basin, this 21.698-acre tract offers easy access to Highway 349 and I-20, providing quick connectivity to key areas in Midland. The property is just 20 minutes from the airport, making it ideal for businesses with travel needs.**

**This investment portfolio includes several buildings ranging from 5,000 to 7,500 square feet, all on large, well-maintained tracts. Fully leased with all NNN (Triple Net) leases in place, this property is an excellent opportunity for any investor looking to expand their portfolio into a rapidly growing market. CR 9%**



## Directions:

**ON HIGHWAY 349 ON THE SOUTH SIDE OF I-20 TO TURN COUNTY ROAD 140 TAKE A LEFT GO DOWN .9 MILES THE PROPERTY WILL BE ON THE LEFT.**



# SITE PHOTOS:

*The Real Estate Ranch*



# *the Real Estate Ranch*

**921 County Road 140  
Midland, TX 79706**



**Presented By  
Thomas Johnston  
432-934-3333  
THE REAL ESTATE RANCH  
432-688-8200**