

7710 W Highway 80 | Midland, TX

Permian Basin Industrial Investment Opportunity

58,204 SF | ±10.6 Acres | \$7,900,000
High-Performing Industrial Asset with Scalable
Income Potential



CORE

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Executive Summary

This 58,204 SF multi-building industrial campus offers immediate operational capability and strong income-producing potential in the Permian Basin. Strategically located near I-20 and Midland International Airport, the asset combines infrastructure, yard capacity, and flexibility for multi-tenant leasing.

Investment Opportunity

This offering represents a rare opportunity to acquire a multi-building industrial asset with significant income potential and built-in upside. The property supports a multi-tenant leasing strategy, enabling revenue across shop, office, and yard. With strong demand for crane-served and yard-intensive assets, investors can achieve rapid lease-up, increased rents, and stabilized NOI approaching seven figures.

Investment Highlights

- 58,204 SF total improvements
- ±10.6-acre site with yard
- 3 overhead cranes
- Heavy power infrastructure
- Multi-building flexibility
- On-site living quarters
- Prime Midland location



Projected Financial Performance

Scenario	NOI	Cap Rate
Conservative	\$690,000	8.7%
Market	\$940,000	11.9%
Upside	\$1,180,000	14.9%

Lease-Up Strategy

- Lease shop space at \$12–\$14/SF NNN
- Yard monetization at \$3,000–\$5,000/acre/month
- Multi-tenant division strategy
- Target oilfield, fabrication, and logistics users

Property Overview

Primary Shop: 31,300 SF with cranes

Machine Shop: 10,800 SF

Main Office: 19 offices

Additional shops + yard + living quarters



Contact

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