

DUNN RANCH INDUSTRIAL PARK: 18,000 SF ON 10.01 ACRES

1005 N County Rd 1120, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR

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EXECUTIVE SUMMARY

1005 N COUNTY RD 1120, MIDLAND, TX 79706

RENDERING SHOWS SMALLER FLOOR PLAN WITH SIMILAR FINISHES



OFFERING SUMMARY

Sale Price:	\$2,970,000
Price / SF:	\$165.00
Lease Rate:	\$24 SF/yr (NNN)
Building Size:	18,000 SF
Lot Size:	10.01 Acres
Year Built:	2026
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Explore this 18,000 SF industrial facility located on Lot 24 of Dunn Ranch. Step through the automatic sliding front door into a stunning glass entryway featuring a vaulted ceiling, exposed beams, and elegant can lighting. A chandelier serves as a focal point at the heart of the two-story glass entryway (21' ceilings). Premium finishes throughout include 7' solid-core doors and granite countertops reflecting modern craftsmanship. There is 3,000 SF of first floor office and 3,000 SF of second floor finished living space or office. Designed for durability and functionality, the warehouse is 15-ton crane ready and features (8) 14'x16' bay doors (option to add 3 additional bay doors), 24' eave height, and 400 Amp 480 volt 3 phase power. An 1,500 SF wash-bay can be added based on the user's needs. Each building showcases a custom monument sign with a 4'x8' illuminated display area. The 10.01 Acre lot has a large parking area with asphalt millings surface designed for durability while landscaping includes artificial turf green spaces on each side of the parking area with the option of native pine trees. Rustic wood post and barbed-wire fencing add ranch-style charm along the front side of the property then fully enclosed by three strand barb wire fencing. Optional covered parking for up to 22 vehicles further enhances both convenience and functionality. Contact John McDaniel for more details on this state-of-the-art service facility in a master planned industrial community.

LOCATION OVERVIEW

Conveniently located on SCR 1120 just 1 mile south of I-20 and one mile north of Highway 307, Dunn Ranch offers easy access to major routes, fuel stations, and local restaurants — making it the ideal hub for progressive companies ready to stand apart. Interstate 20 provides excellent access throughout Midland to Odessa and the greater Permian Basin area.

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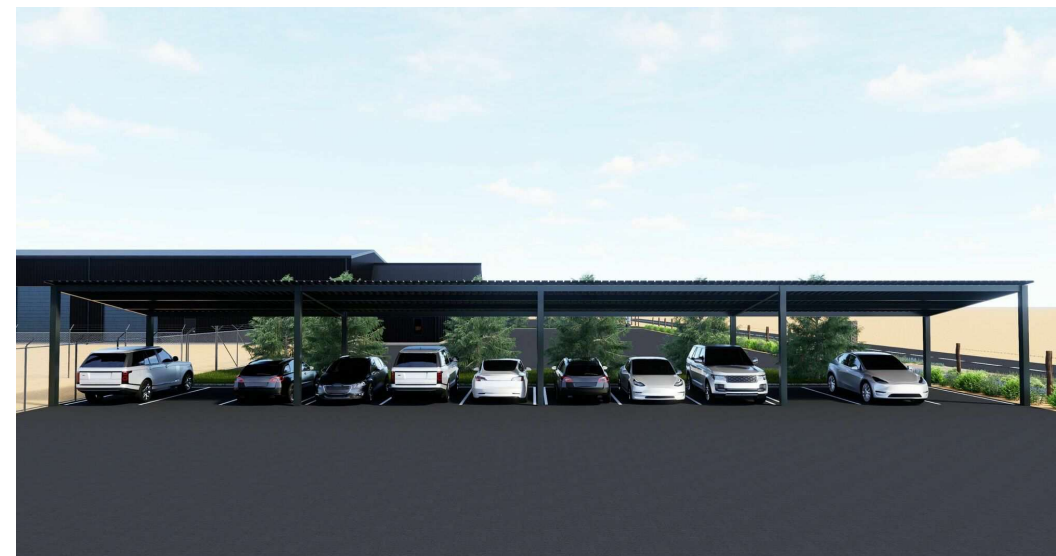
PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 18,000 SF on 10.01 Acres
- 3,000 SF 1st Floor Office | 3,000 SF 2nd Floor Office/Living Space | 12,000 SF Shop
- Stunning Glass Entryway with Chandelier & Vaulted Ceilings
- Premium Finishes: 7' Solid-Core Doors, Granite Countertops, Two-Story Glass Entryway
- 15-ton Crane Ready | 24' Eave Height
- (8) 14'x16' Overhead Doors
- 400 Amp 480V 3-Phase Power
- 4'x8' Lighted Monument Signage with Cut-Stone Base
- Can add a 1,500 SF Wash-Bay
- Can add Covered Parking
- Can add 3 Additional Bay Doors
- Water up to 30 Gallons per minute | Private roads are well-maintained
- Part of Dunn Ranch: A Master Planned Industrial Park



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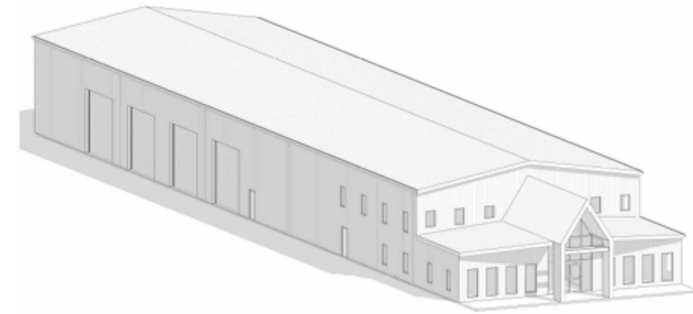
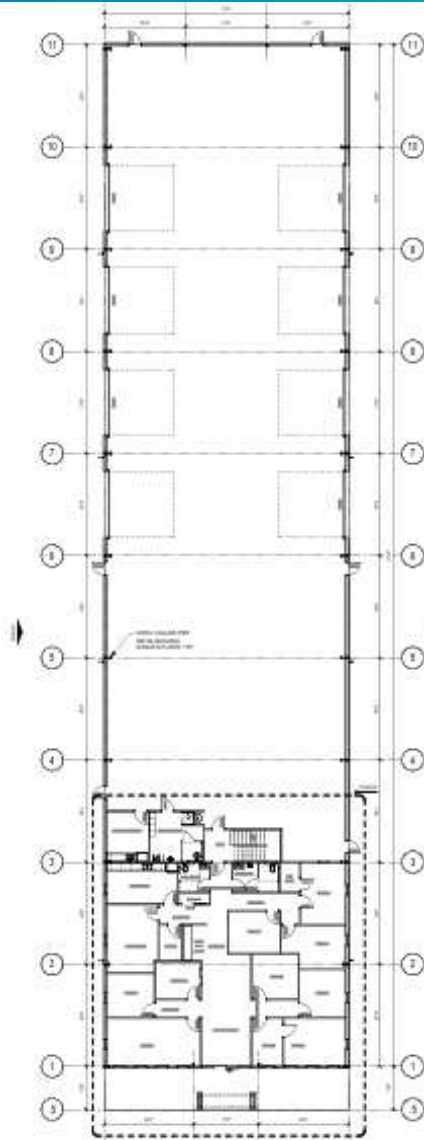
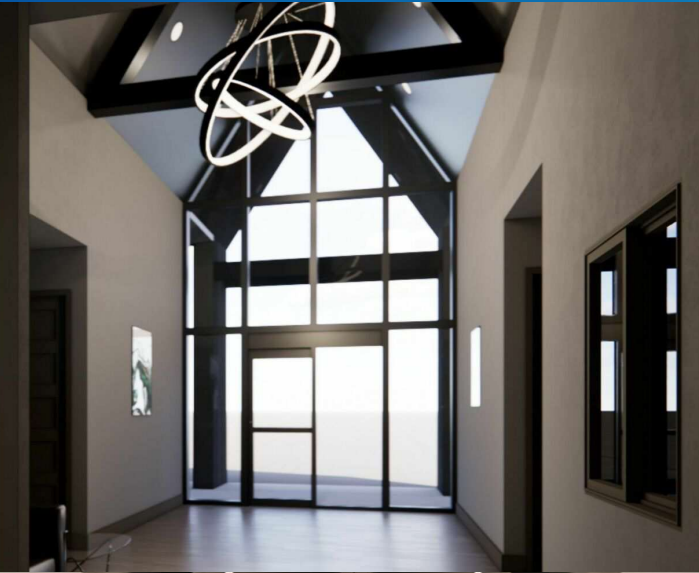
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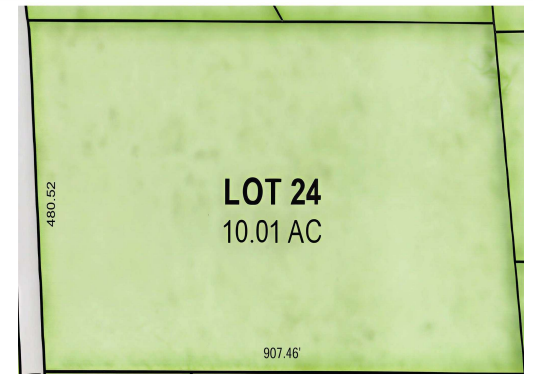
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RENDERINGS & PLANS

1005 N COUNTY RD 1120, MIDLAND, TX 79706



03 3D PERSPECTIVE 03



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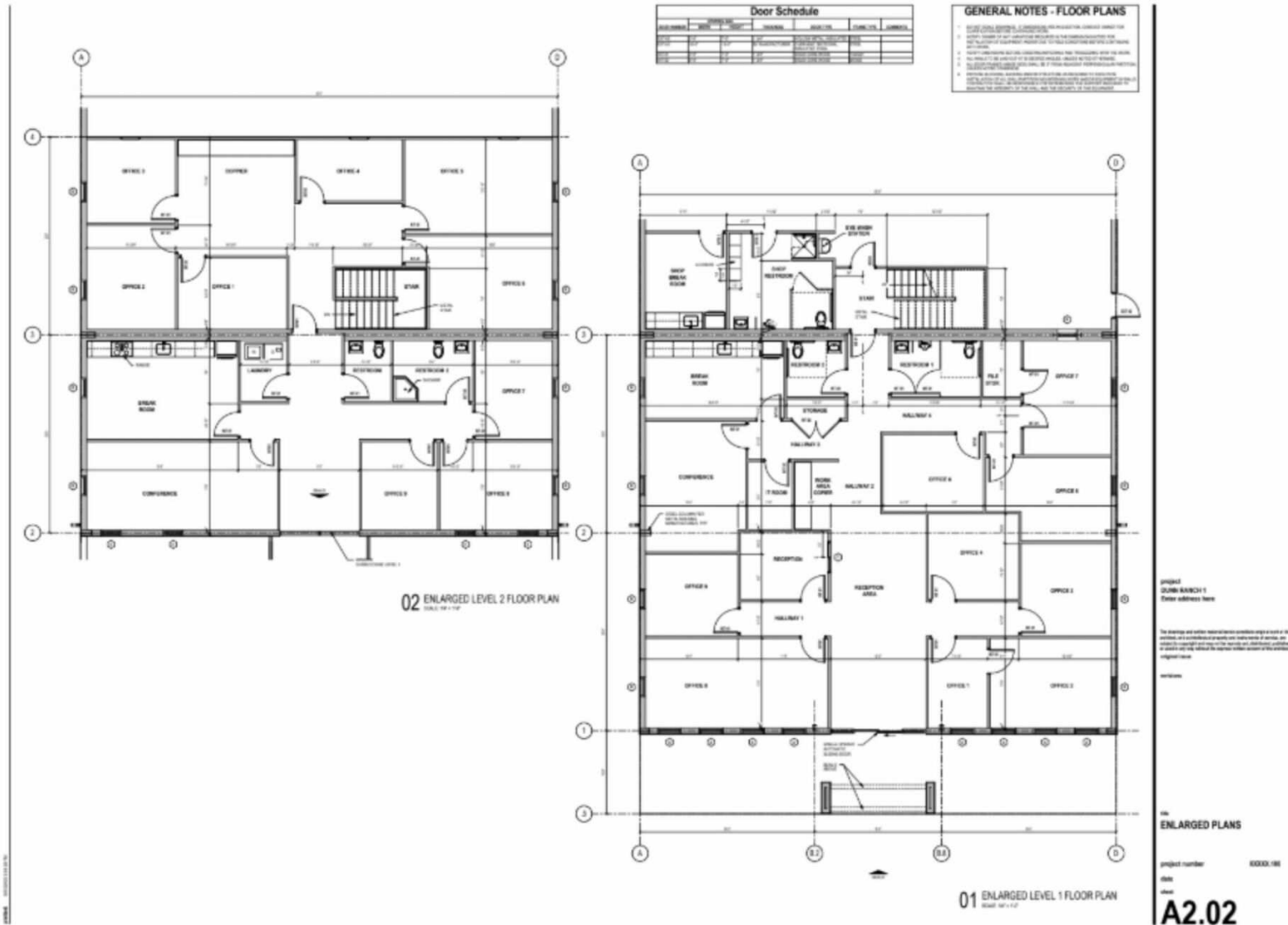
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DUNN RANCH INDUSTRIAL PARK: 18,000 SF ON 10.01 ACRES

OFFICE & LIVING QUARTERS

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INDUSTRIAL PARK

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DUNN RANCH
INDUSTRIAL PARK
1005 SCR 1120, MIDLAND, TX



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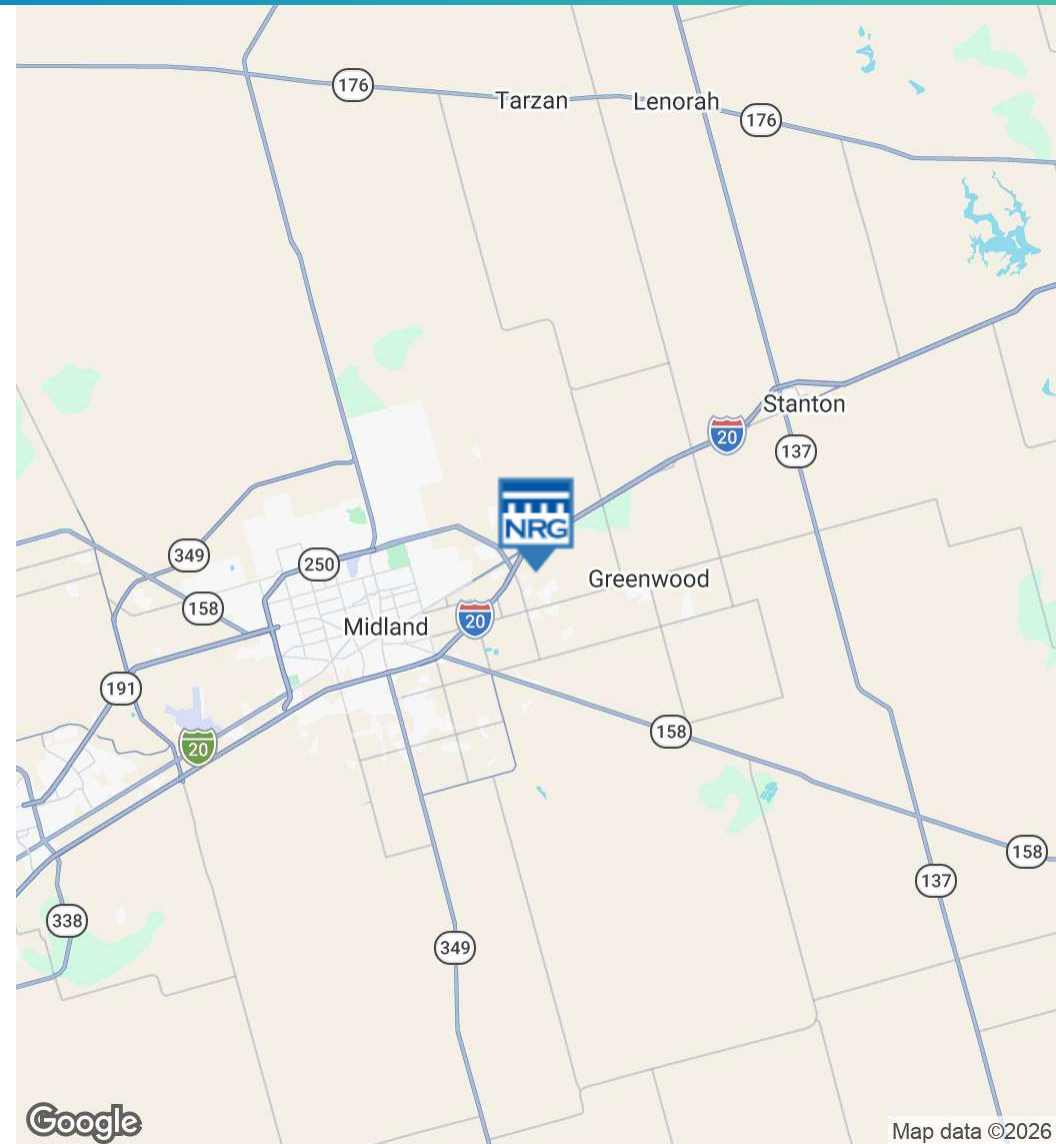
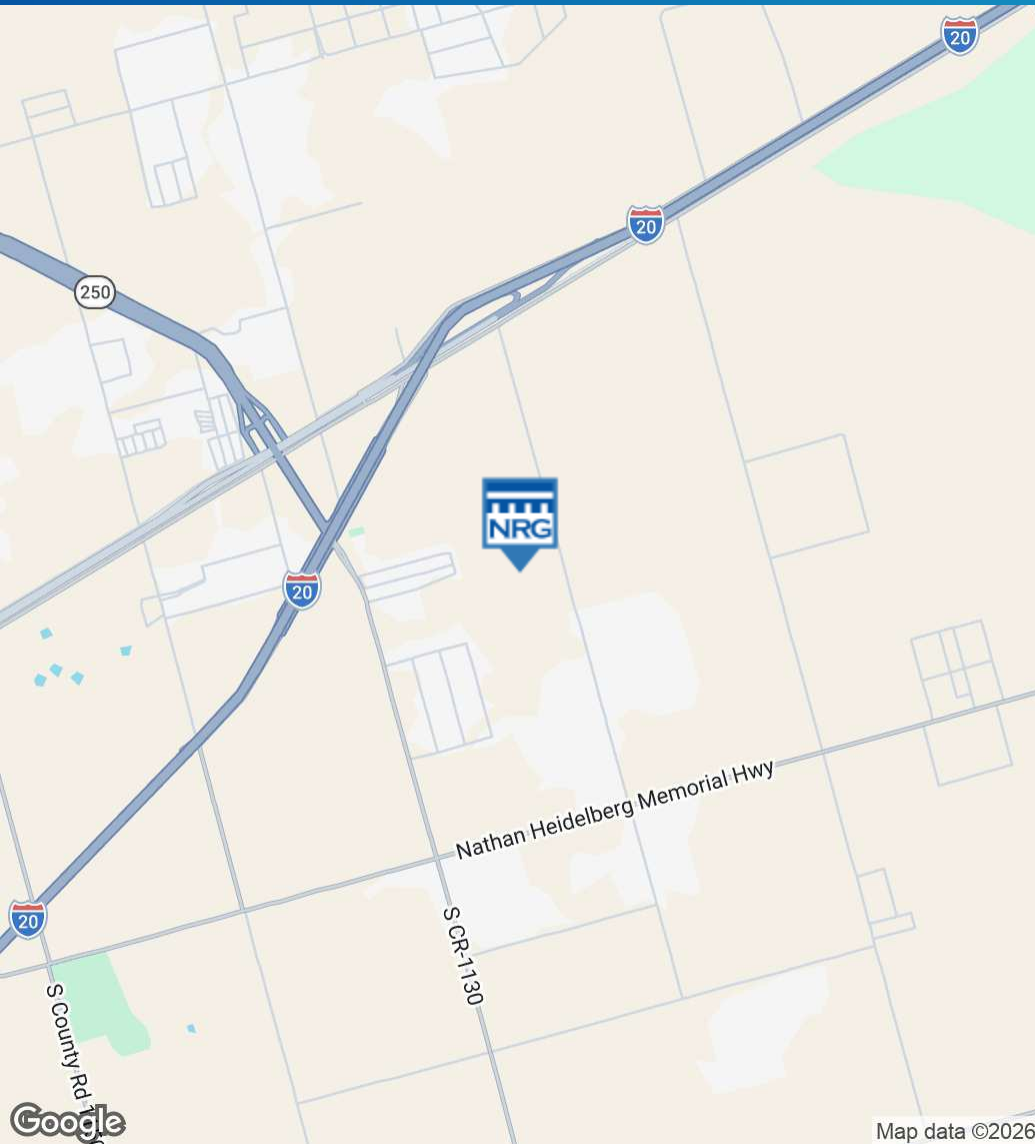
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LOCATION MAP

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