



SALE PRICE: \$1,450,000 | LEASE PRICE: \$14.48 SF/YR

**3717 S COUNTY ROAD 1232**

Midland, TX 79706

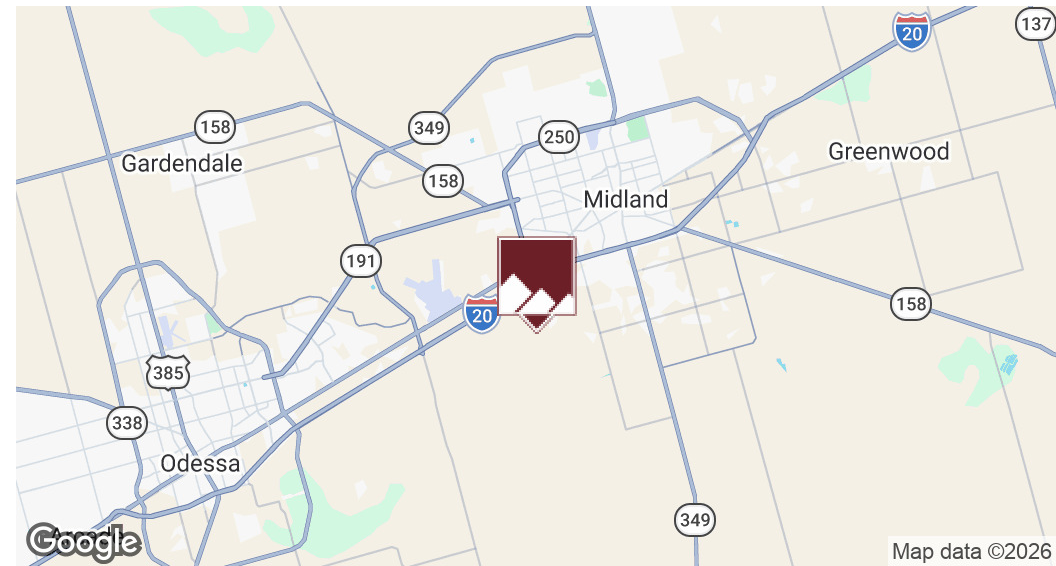
**Joey Varela**

Agent  
432.448.2853  
jvarela@moriahrealestate.com

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## Location Description

Located on Antelope Trail (S CR 1232) south of I-20 in Midland County, the property sits within one of the fastest-growing industrial corridors in the Permian Basin. The site offers direct access to major oilfield activity and key transportation routes supporting regional industrial growth.

## Property Highlights

- 3,600 SF Office | 12 Offices | 2 Conference Rooms | Reception & Breakroom
- 8,000 SF Shop | 22' Eave Height | 4 Overhead Doors | 4 Drive-Through Bays
- Crane-Ready Structure | Three-Phase Power (480V)
- Stabilized Yard | Truck Access | Outside Storage
- Water Well, Septic & Gas Available | Outside City Limits

## Property Description

3717 S County Road 1232 is a newly constructed 11,600 SF office/warehouse facility on 2 acres in Midland, with up to 5 total acres available for yard and equipment expansion. The building includes 3,600 SF of office space and 8,000 SF of shop/warehouse space, designed for industrial and oilfield users. The office features 12 offices, two conference rooms, reception, and a breakroom. The shop offers 22' eave height, four overhead doors, four drive-through bays, crane-ready design, and three-phase power. The site includes a stabilized yard with truck access and outside storage, along with water well, septic, and gas availability. The property is available for sale and lease.

## Offering Summary

Sale Price:	\$1,450,000
Lease Rate:	\$14.48 SF/yr (NNN)
Building Size:	11,600 SF

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Contact Broker:

**Joey Varela**

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