

# NEW BUILD 11,600 SF OFFICE/WAREHOUSE

3717 S County Rd 1232, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



**LAYTON LOWRY**

972.989.8611

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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	11,600 SF
Lot Size:	5 Acres
Additional Acreage:	2-5 Acres Available
Year Built:	2025
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Brand new office/shop facility in one of the fastest growing areas in the Permian Basin! This 11,600 SF building features 2 drive-through bays with grade-level, roll-up doors. The shop is engineered for the capability to add a crane. The office features a welcoming covered entrance into the space which includes 12 Offices, kitchen/break room, conference room, mop sink, ADA bathrooms, and a shop bathroom with a shower. There is additional storage space throughout. The yard is currently fenced as 2 Acres with an electric gated entrance off Antelope Trail. There are 2 Acres to the North and 1 Acre on the South side of the parcel available at additional cost for a total of 5 Acres. Just outside city limits within Midland county, this site is serviced by 3-Phase power, water well (15+ GPM), and septic. Contact Layton Lowry to be a part of the booming development in the Antelope Trail area!

## LOCATION OVERVIEW

This property is located on S County Rd 1232, also known as Antelope Trail, in the area of South Loop 250 and South of Interstate 20 in Midland, TX. This area has seen rapid growth in the past couple of years and will continue to develop.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 11,600 SF on 2 Acres
- Fenced as 2 Acres | 2-5 Acres Available
- Electric Gated Entrance
- 2 Drive-Through Bays
- Engineered for Crane Capabilities
- 12 Offices | Conference Room | Kitchenette/Break Room
- ADA Bathrooms | Mop Sink | Shop Bathroom w/ Shower
- 3-Phase/480v Power
- Water Well & Septic
- Outside City Limits



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ADDITIONAL PHOTOS



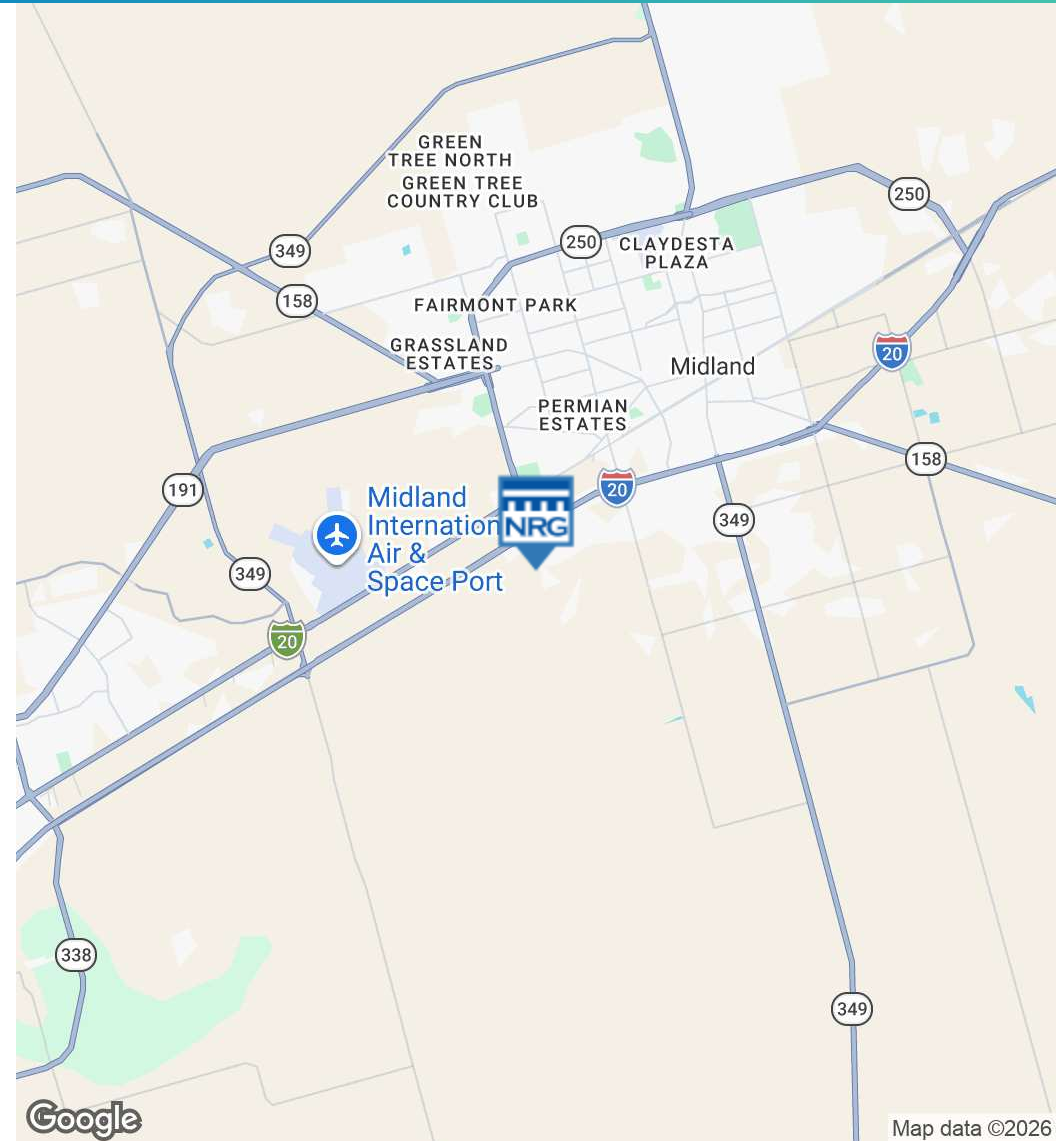
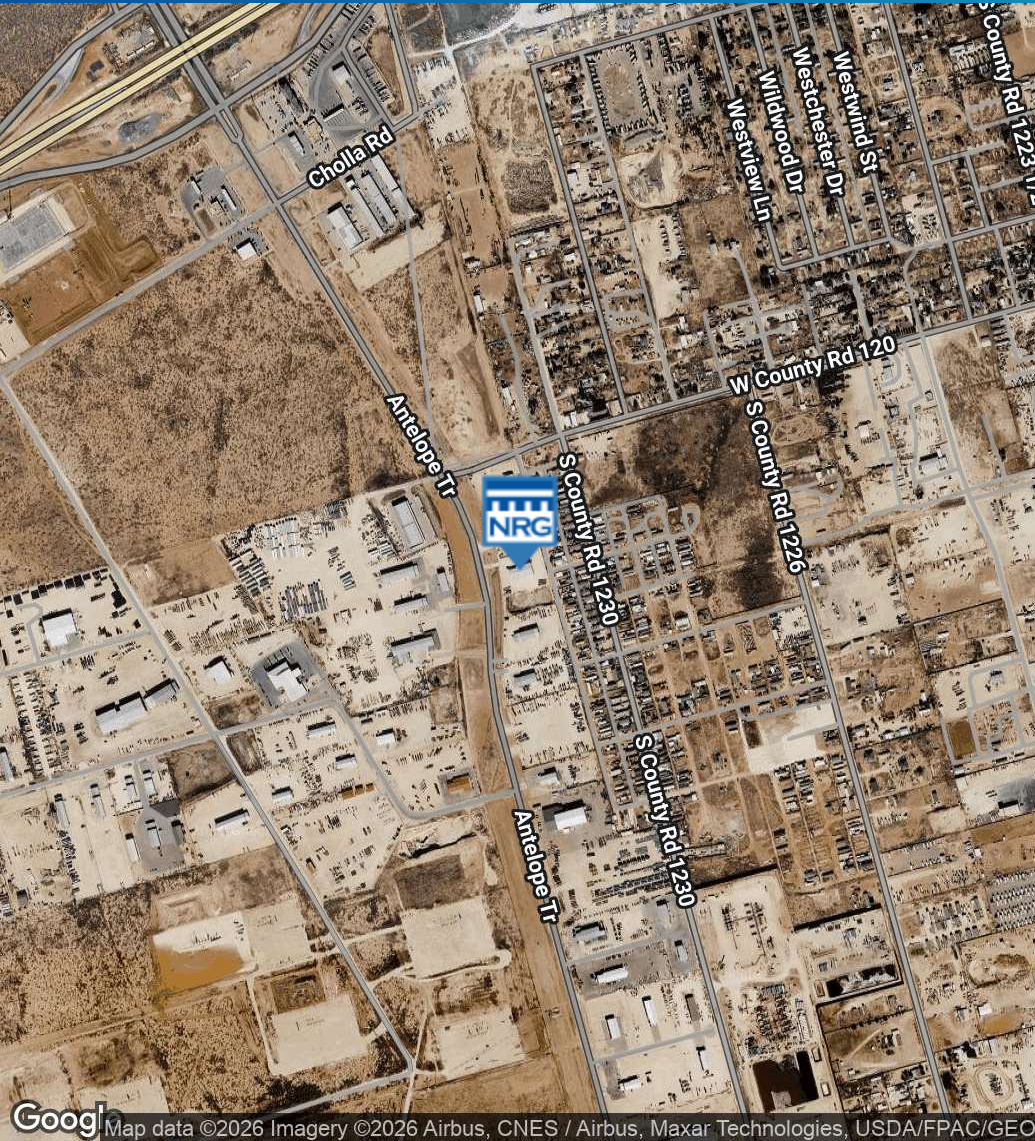
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LOCATION MAP



LAYTON LOWRY

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**3717 S COUNTY RD 1232, MIDLAND, TX 79706**

**CONTACT BROKERS:**

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**NRG REALTY GROUP**

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