



PRICE: \$18.00 SF/YR

4601 E COUNTY ROAD 128

Midland, TX 79706

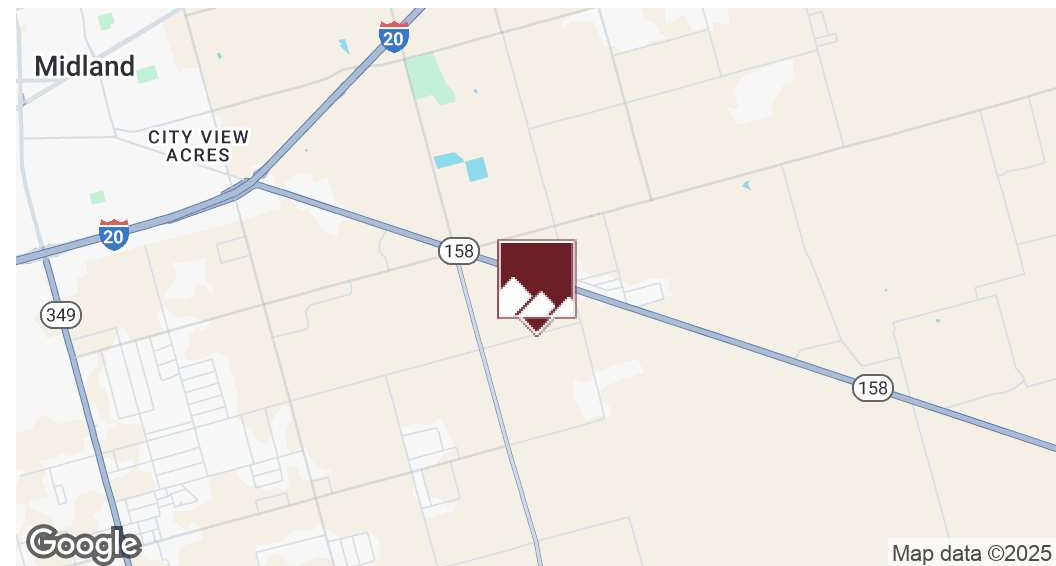
Trey Dennis

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Property Description

Currently under construction, this 11,100 SF facility is engineered for operational efficiency and flexibility. The office buildout will include multiple private offices, a conference room, and a break room to support administrative and management functions. The adjoining shop is designed with six pull-through 14' overhead doors, ideal for equipment access and workflow optimization. A structural mezzanine provides additional storage capacity and can be configured for expanded office space or on-site living quarters, depending on operational needs.

Property Highlights

- Office: 4,200 SF | Shop: 5,400 SF
- Shop Details: (6) OH Doors; all Pull-Thru Bays | Mezzanine Storage
- Office Details: Private Offices | Reception Area | Conference Area | Breakroom
- Prime Location with Exceptional Visibility
- **September 2025 Delivery*

Location Description

Located just southeast of Midland, this property sits near the intersection of SH 158 and CR 130, offering outstanding visibility from SH 158. Its prime position ensures easy access to key routes across Midland County, making it a standout opportunity for businesses looking to capitalize on consistent traffic flow and strong regional connectivity.

Offering Summary

Lease Rate:	\$18.00 SF/YR (NNN)
Lot Size:	4 Acres
Building Size:	11,100 SF

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