



SALE PRICE: \$3,500,000 | LEASE RATE: \$12 SF/YR

9930 WEST HIGHWAY 80 EAST

Midland, TX 79706

Tommy Reynolds

Agent
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SALE PRICE: \$3,500,000 | LEASE RATE: \$12 SF/YR

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Midland, TX 79706



Property Description

This industrial property offers 31,580 SF on a 3.64-acre site with excellent access and visibility along Highway 80 in Midland, Texas. The improvements include a 30,680 SF primary building, a 900 SF secondary building, 0.75 acres of security-fenced yard with compacted caliche, and approximately 2.0 acres of new asphalt paving. The property features one 12' x 12' grade-level overhead door, with the ability to add additional overhead doors to accommodate a variety of operational needs. Additional improvements include city water and sewer, new electrical service with five 200-amp panels, a new transformer, and 480V three-phase power. Recent upgrades to the primary building include new sheet metal siding, roofing, insulation, and trim. The property also offers ample paved parking, parking lot lighting, and direct access from Highway 80 and Liberator Lane, making it ideal for a wide range of industrial or commercial uses.

Location Description

Located along Highway 80 in Midland, Texas, this property offers excellent connectivity to the Permian Basin's major transportation network. Positioned at the Midland International Air & Space Port directly between Midland and Odessa and zoned Technology Park District (TP), the property is surrounded by established industrial, commercial, and office development, making it an ideal location for a variety of uses. With direct access from Highway 80 and Liberator Lane, the site is less than one mile from the Midland International Air & Space Port, 1.2 miles from Interstate 20, and provides convenient access to Loop 250 and Loop 338.

Offering Summary

Sale Price:	\$3,500,000
Lease Rate:	\$12 SF/yr (NNN)
Available SF:	31,580 SF
Lot Size:	3.64 Acres

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PROPERTY HIGHLIGHTS

Midland, TX 79706



Property Highlights

- 31,580 SF | 3.64-Acre Site
- 30,680 SF Primary Building | 900 SF Secondary Building
- 0.75-Acre Security-Fenced Yard with Compacted Caliche | 2.0 Acres of New Asphalt Paving
- New Electrical System with (5) 200-Amp Service Panels | New Transformer | 480V Three-Phase Power
- One 12' x 12' Grade-Level Overhead Door | Additional Overhead Doors can be Added
- New Sheet Metal Siding, Roof, Insulation & Trim
- TP – Technology Park District Zoning | City Water & Sewer
- Direct Access from Highway 80 & Liberator Lane
- Less Than 1 Mile from Midland International Air & Space Port
- 1.2 Miles to Interstate 20 | 4.8 Miles to W. Loop 250 | 6.75 Miles to E. Loop 338
- Ample Paved Parking | Parking Lot Lighting | Excellent Highway Visibility

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 **MORIAH**
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MORIAH BROKERAGE TEAM

Significant Assignments & Transactions



JOHN ELPHICK, CCIM
BROKER



TREY DENNIS
BROKER



WES GOTCHER
PRESIDENT/MANAGING
BROKER



STEPHANIE GAUTHIER
AGENT



JACK ODURO
AGENT



MIKE GRESBACK
AGENT



TOMMY REYNOLDS
AGENT



MEGAN YANCEY
TRANSACTION COORD.



HUNTER HICKOK
AGENT



JOEY VARELA
AGENT



PRESLEY FLATT
MARKETING SPECIALIST

Significant Assignments & Transactions



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Contact Broker:

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