



PRICE: \$2,497,500 | \$18 SF/YR

4513 EAST COUNTY ROAD 128

Midland, TX 79706

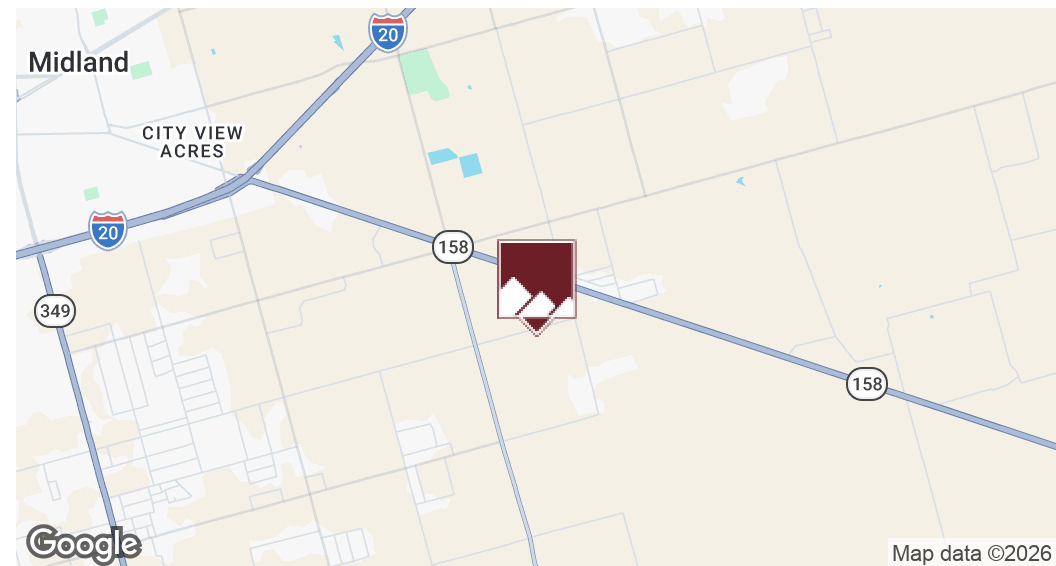
Trey Dennis

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Location Description

The property is situated on 4 acres in a well-positioned industrial area of Midland County with convenient access to major transportation routes and surrounding oilfield and service-based operations. The site also includes a covered wash bay and fenced yard, providing a functional setup well-suited for industrial, logistics, or service users.

Property Highlights

- 11,100 SF Brand-New Industrial Facility | 4 Acres | Fenced Yard | Covered Wash Bay
- 4,200 SF Office Space | Private Offices, Conference Room, Reception & Breakroom
- 5,400 SF Shop | (6) 14' Pull-Through Overhead Doors | Drive-Through Capability
- Mezzanine Storage | Flexible Use for Office, Training, or Living Quarters
- Delivery Q4 | Photos Depict Similar Completed Build

Property Description

Currently under construction, this 11,100 SF industrial facility at 4513 E County Road 128 in Midland, Texas is being delivered as a brand-new build in Q4. Designed for operational efficiency and flexibility, the property includes 4,200 SF of office space with private offices, conference room, reception area, and breakroom, along with a 5,400 SF shop configured for heavy industrial use. The shop features (6) 14' pull-through overhead doors, supporting seamless equipment movement and workflow. A mezzanine level provides additional storage capacity and can be finished for expanded office space, training, or potential live-in quarters depending on user needs.

Offering Summary

Sale Price:	\$2,497,500
Lease Rate:	\$18 SF/yr (NNN)
Building Size:	11,100 SF
Lot Size:	4 Acres

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