



PRICE: \$19.50 SF/YR

1010 FARM TO MARKET 1788

Midland, TX 79706

Wes Gotcher

Broker | President
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Trey Dennis

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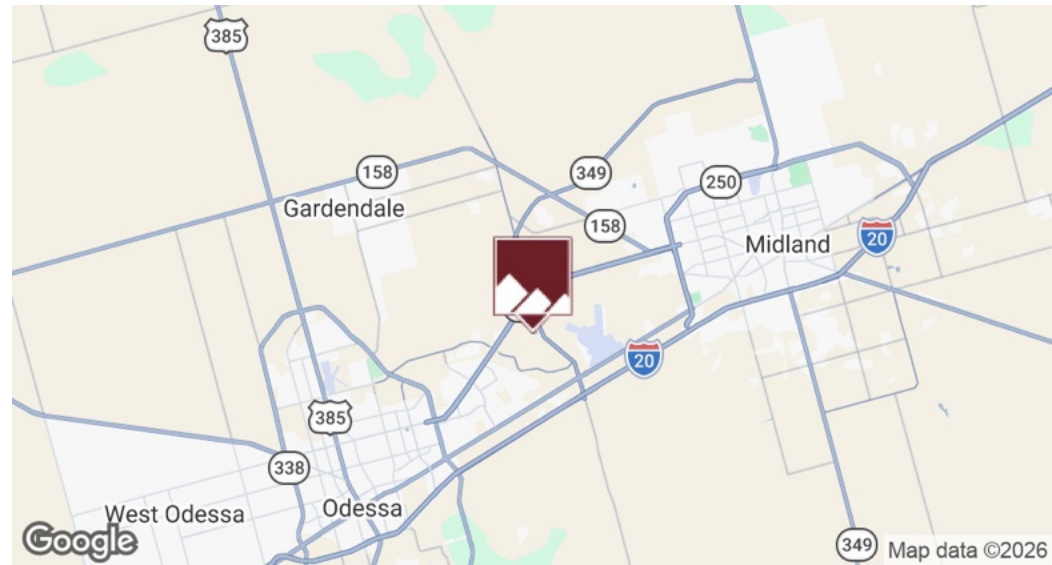
Stephanie Gauthier

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Property Description

1010 S. FM 1788 is a 15,000 SF industrial facility situated on approximately 10.1 acres within Midland's West 1788 Industrial Park, with an additional 3,321 SF detached garage added in 2018. The property includes approximately 6,250 SF of heated and cooled office space and an 8,750 SF insulated shop with a 20' eave height, seven electric overhead doors, four pull-through bays, and one drive-through bay. The facility features a 15-ton top-running bridge crane, 20' canopy along three sides of the office, light-transmitting wall panels along both shop sidewalls, a concrete apron, on-site detention pond, perimeter fencing, and electric gates. Constructed in 2011-2012 with pre-engineered metal construction, the property offers a functional office/shop layout and substantial yard space well-suited for industrial, manufacturing, and oilfield service operations.

Location Description

Located along FM 1788 in Midland, Texas, the property is positioned within the established West 1788 Industrial Park and benefits from frontage along both FM 1788 and Onyx Drive. The site is within the City of Midland and provides convenient access to Midland's major industrial and transportation corridors. Situated on a 10.1-acre site with ample open yard parking and fenced outdoor space, the property offers a strategic location for industrial users requiring substantial operational and yard capacity.

Offering Summary

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	15,000 SF

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Property Highlights

- 15,000 SF Industrial Facility + 3,321 SF Detached Garage
- 10.1-Acre Site | West 1788 Industrial Park
- Approximately 6,250 SF Office + 8,750 SF Shop
- 20' Shop Eave Height | 16'-4" Office Eave Height
- 15-Ton Top-Running Bridge Crane | 22' Span | 13'-9" Hook Height
- Seven Electric Overhead Doors: (4) 14' x 14', (2) 16' x 14', (1) 16' x 16'
- Four Pull-Through Bays + One Drive-Through Bay
- Heated & Cooled Office | Insulated Shop
- 20' Canopy on Three Sides of Office
- Concrete Apron & On-Site Detention Pond
- Perimeter Fencing & Electric Gates
- Frontage Along FM 1788 & Onyx Drive
- Ample Striped Office Parking + Open Yard Parking
- Industrial Zoning | Within City Limits
- Fuel Island On Site & Operated by Third Party

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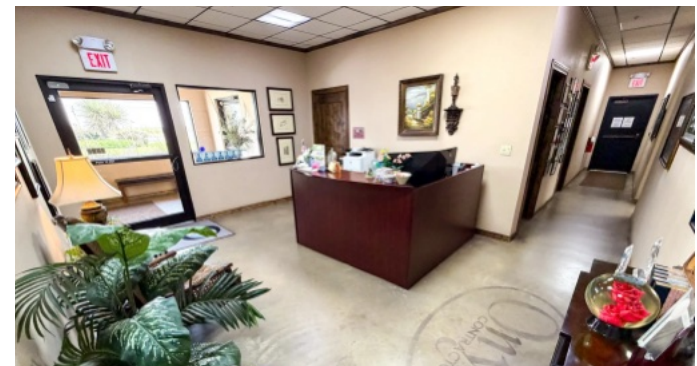
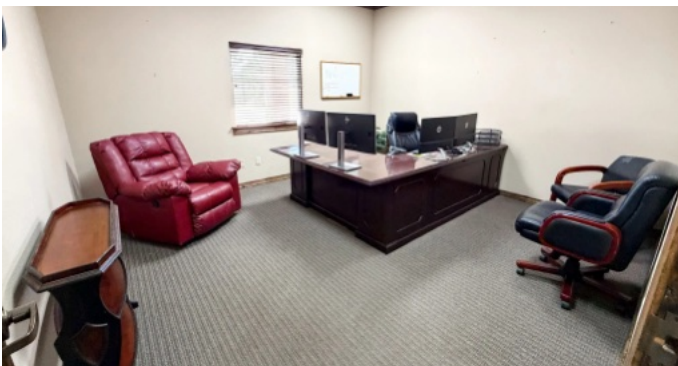
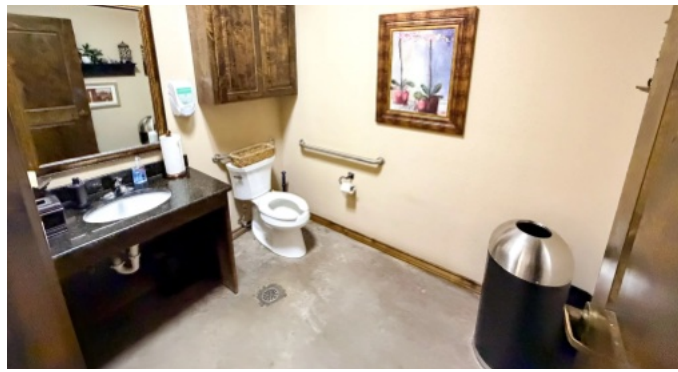
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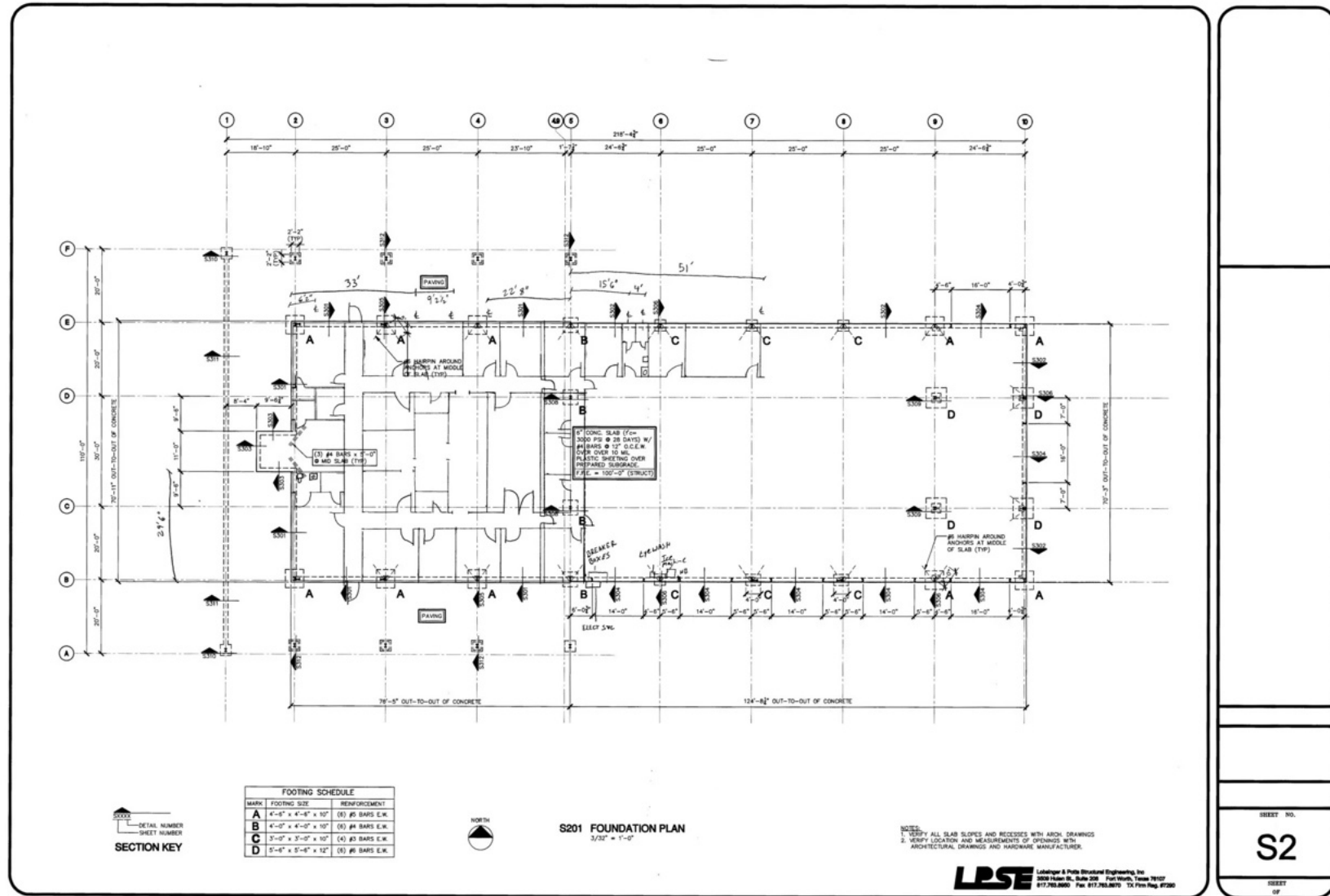
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MORIAH
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MORIAH BROKERAGE TEAM

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

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