



INDUSTRIAL COMPLEX FOR SALE OR LEASE ! 3611 & 3619 E Hwy 158 | Midland, TX



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PROPERTY - 3611 & 3619 E Hwy 158, Midland, Tx (+/- 28000 Sq Ft)



OFFERING SUMMARY

Sales Price	\$3,200,000.00
Year Built	2003
Building Sq Ft	+/-28000
Lot Size	4.5 Acre
Zoning	In the County

PROPERTY OVERVIEW

FOR SALE OR LEASE | \$3,200,000

Industrial Complex | ±28,000 SF on ±4.5 Acres

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Rare opportunity to acquire or lease a highly functional multi-building industrial complex strategically located along the Hwy 158 corridor in Midland, Texas. Situated on approximately 4.5 acres with ±28,000 square feet of improvements, this property is designed to support a wide range of oilfield, fabrication, manufacturing, logistics, service, and industrial operations. The 3611 E Hwy 158 facility offers extensive office and support space including seven private offices, reception area, two conference rooms, break room, storage areas, and three restrooms. The main shop features two 12-foot roll-up doors, plumbed air lines, abundant 110V power, a 30-amp plug, gas heaters, and window-mounted cooling units. Additional improvements at 3611 include an east-side shop equipped with an 8-foot door, 12-foot door, 1-ton crane beam, 110V power, and 30-amp service. A rear building provides a 14-foot motorized roll-up door, office/storage space, mezzanine storage, a fully equipped 2.5-ton overhead crane, additional power infrastructure, and a dedicated restroom. The 3619 E Hwy 158 facility is a turnkey industrial operation featuring two equipped 5-ton overhead cranes, oversized 16' x 24' and 16' x 15' roll-up doors, recently upgraded HVAC systems, plumbed air lines throughout, exterior air compressor, abundant electrical service, and 3-phase power. The office buildout includes a reception area, four private offices, three additional shop offices, break room, and multiple restrooms.

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Lease Rates:

- 1-Year Term: \$19.00/SF/YR NNN
- 3-Year Term: \$18.00/SF/YR NNN
- 5-Year Term: \$17.00/SF/YR NNN

Property Highlights:

- ±28,000 SF industrial improvements
- ±4 acres with Hwy 158 frontage
- Three overhead cranes (2.5-ton and two 5-ton)
- 3-phase power
- Multiple roll-up doors up to 16' tall
- Extensive office and administrative space
- Air lines throughout shops
- Security fencing
- Private water well with 1,500-gallon storage
- Ample yard area for equipment, fleet parking, laydown yard, or future expansion
- Excellent access to Midland's industrial and energy corridors

This property offers a rare combination of crane-served shop space, office infrastructure, utility capacity, and yard area in one of the Permian Basin's most active industrial markets, making it an ideal opportunity for both owner-users and tenants seeking a turnkey industrial operation.

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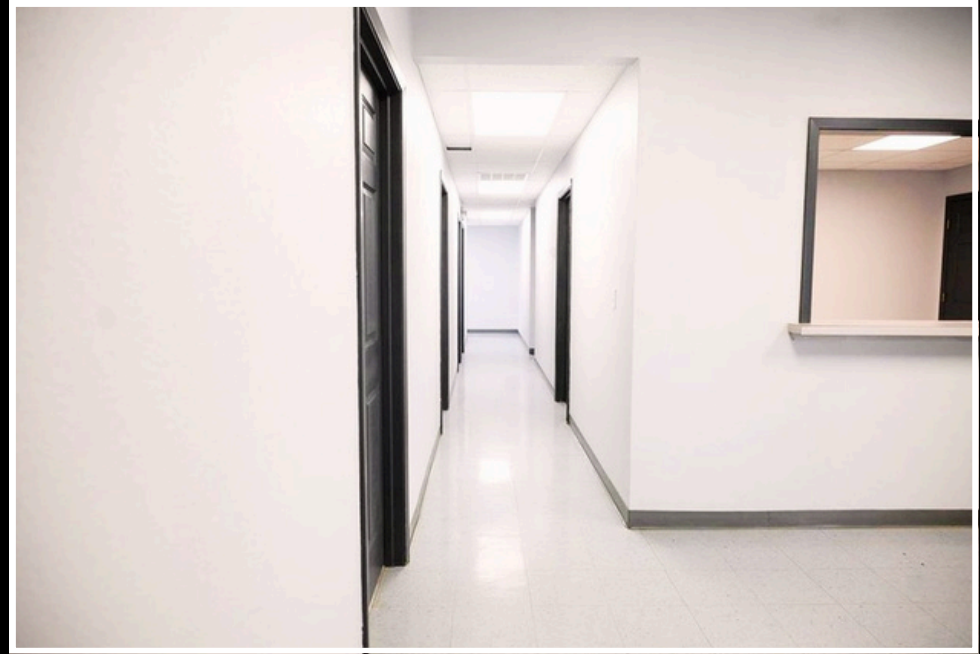
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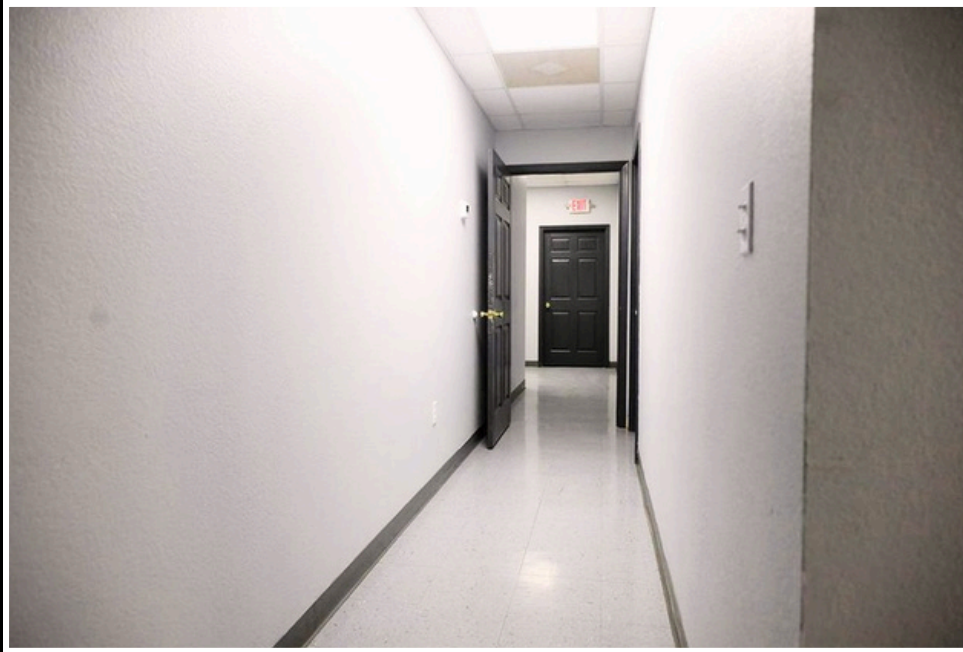
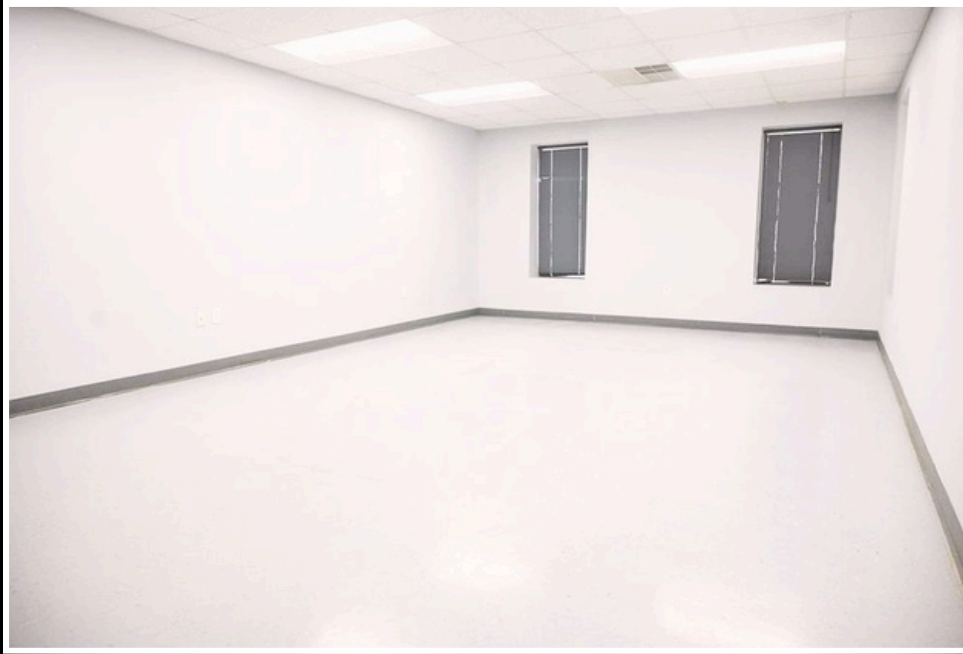
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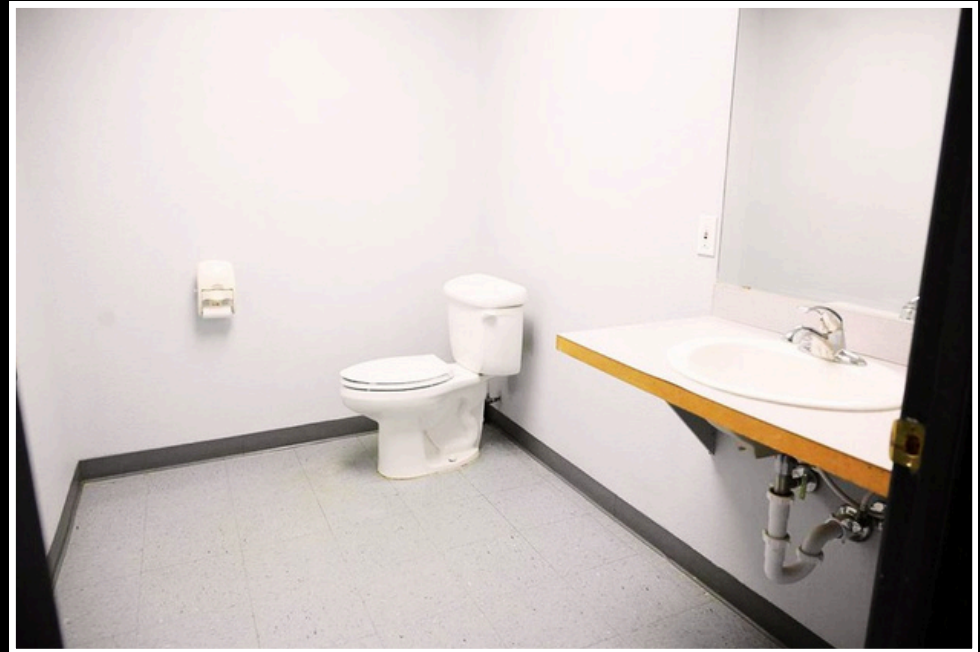
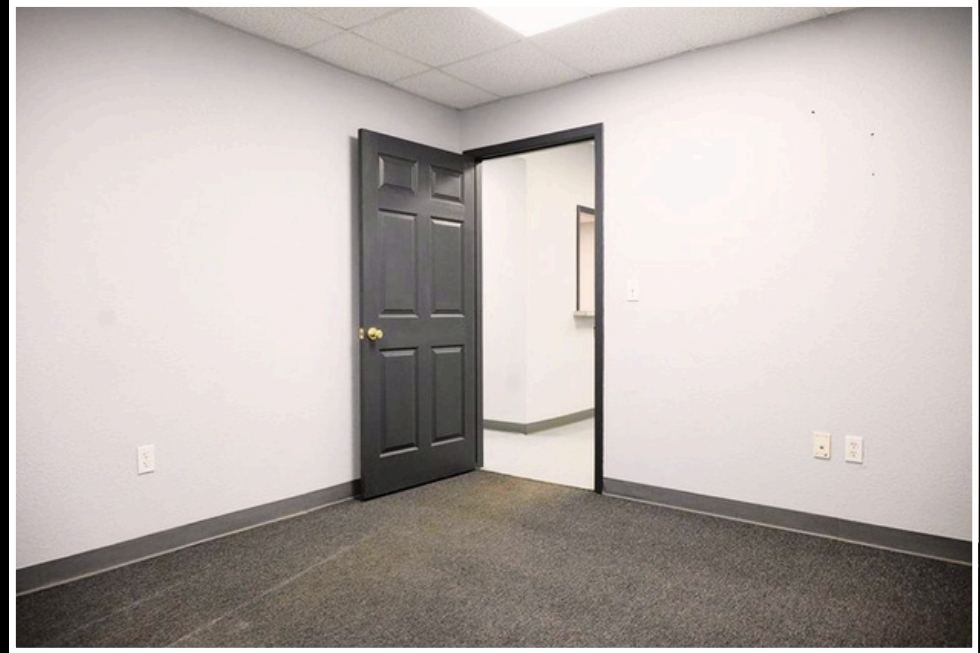
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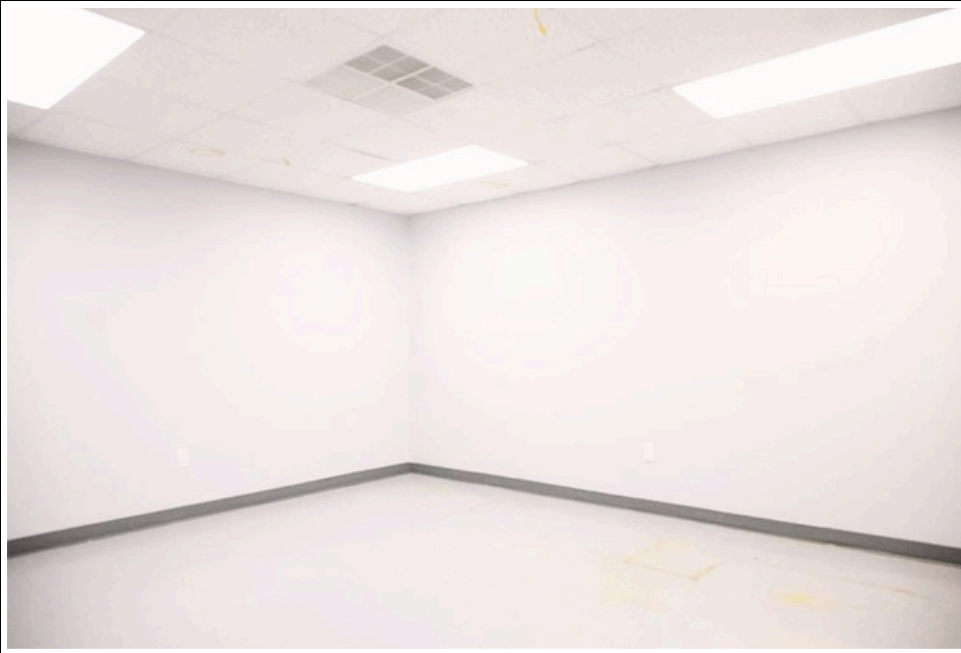
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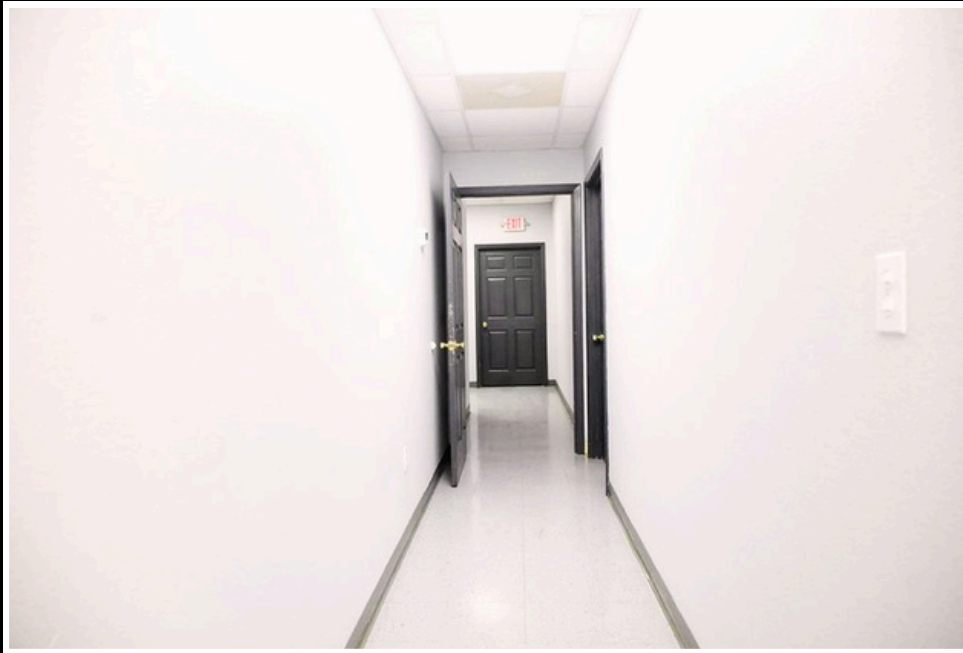
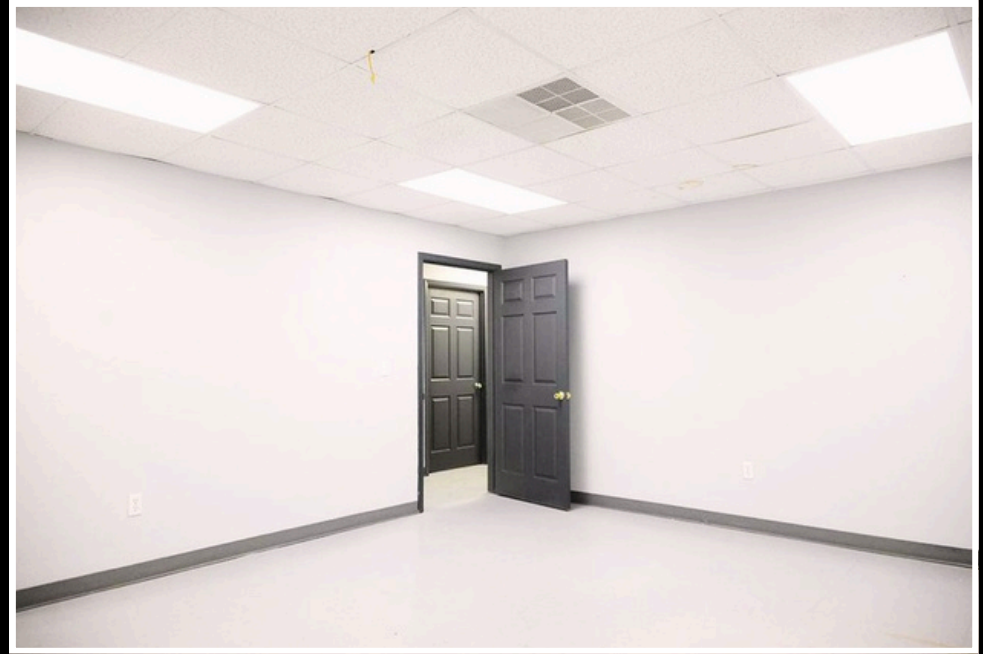
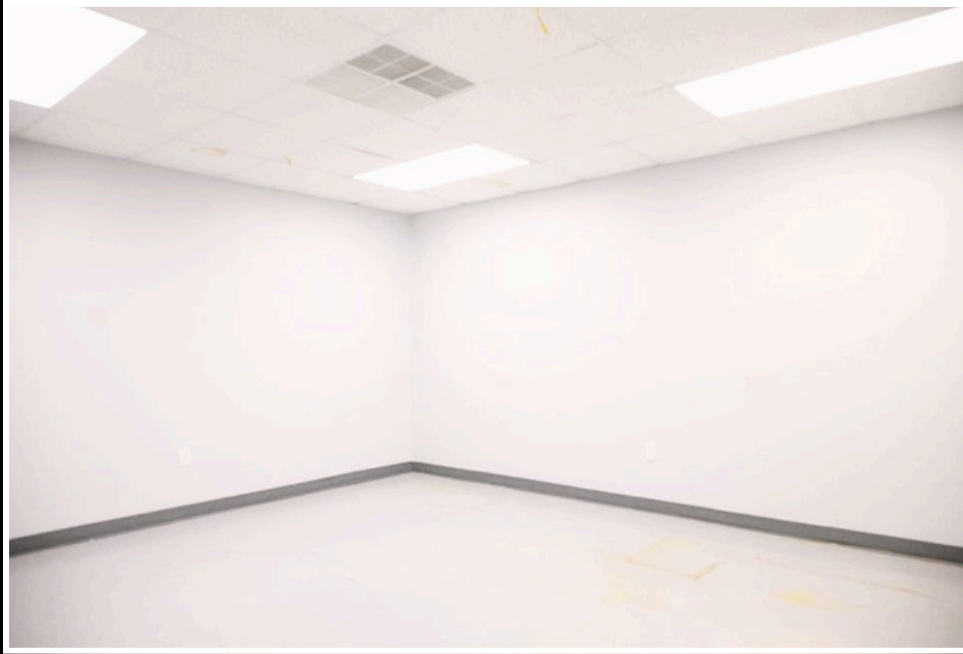
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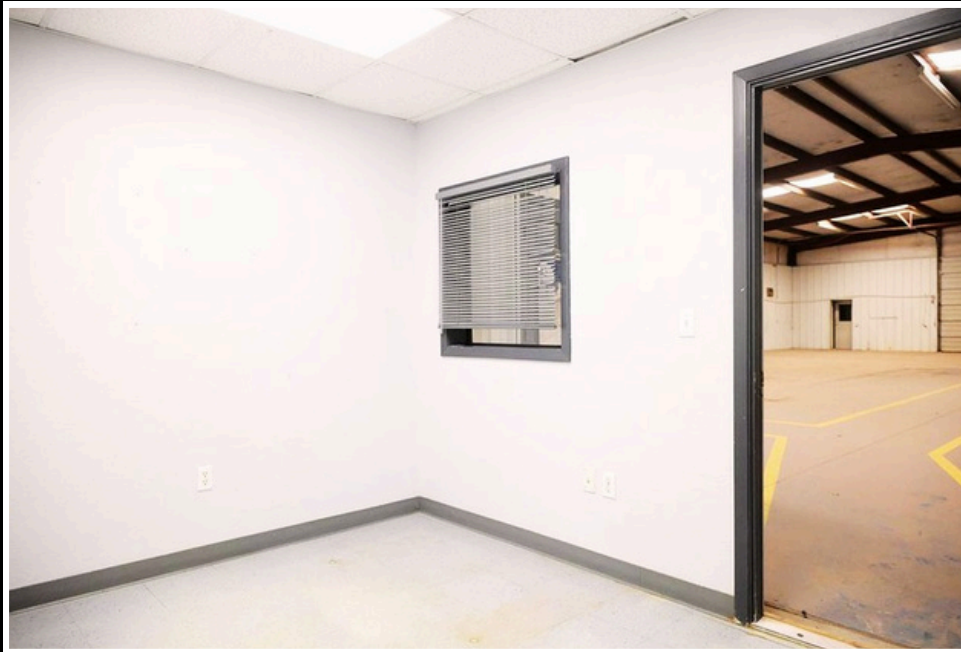
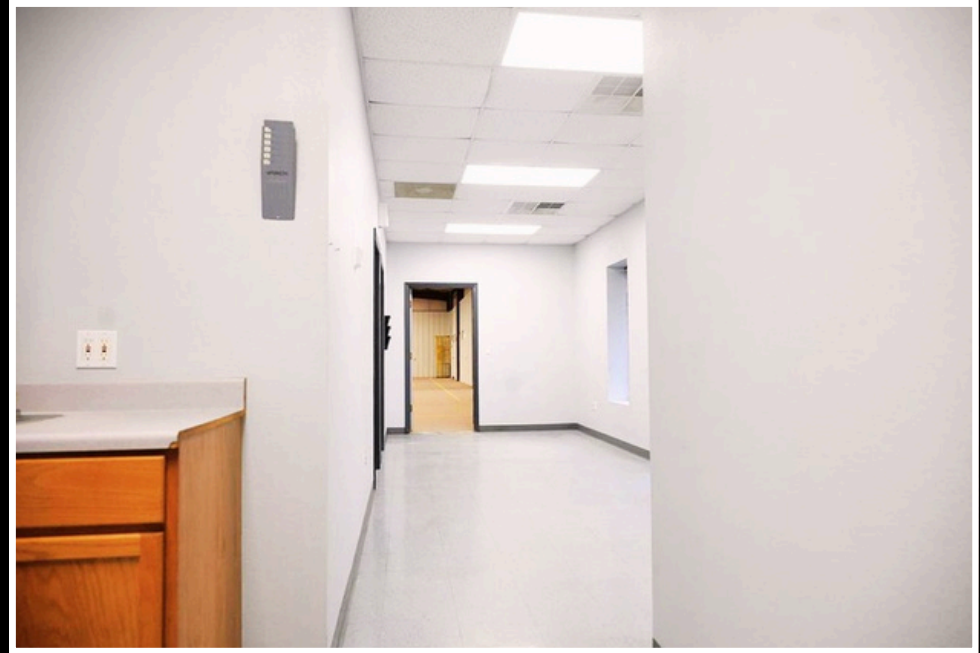
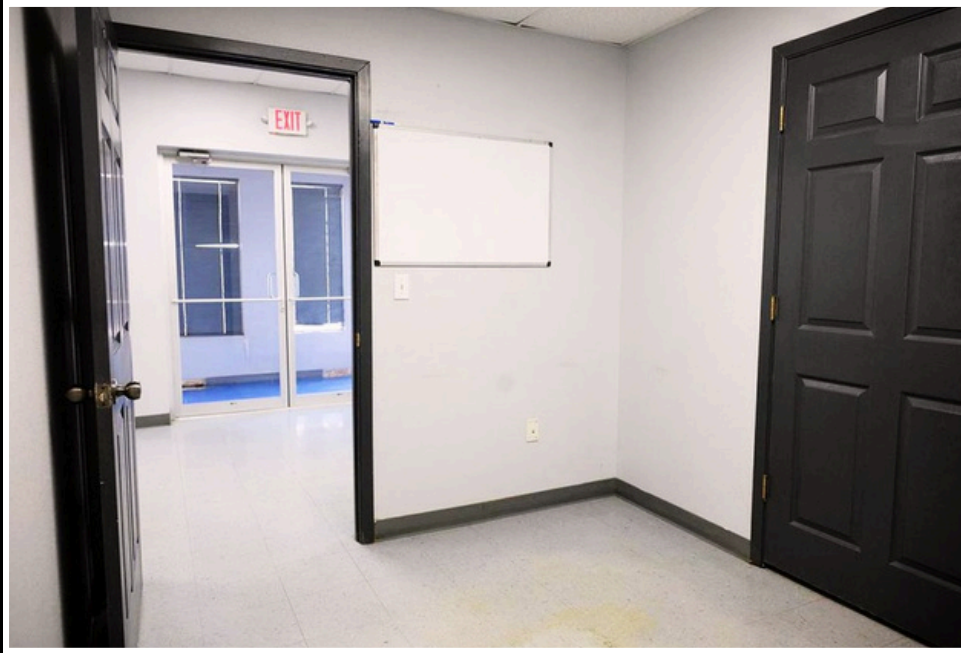
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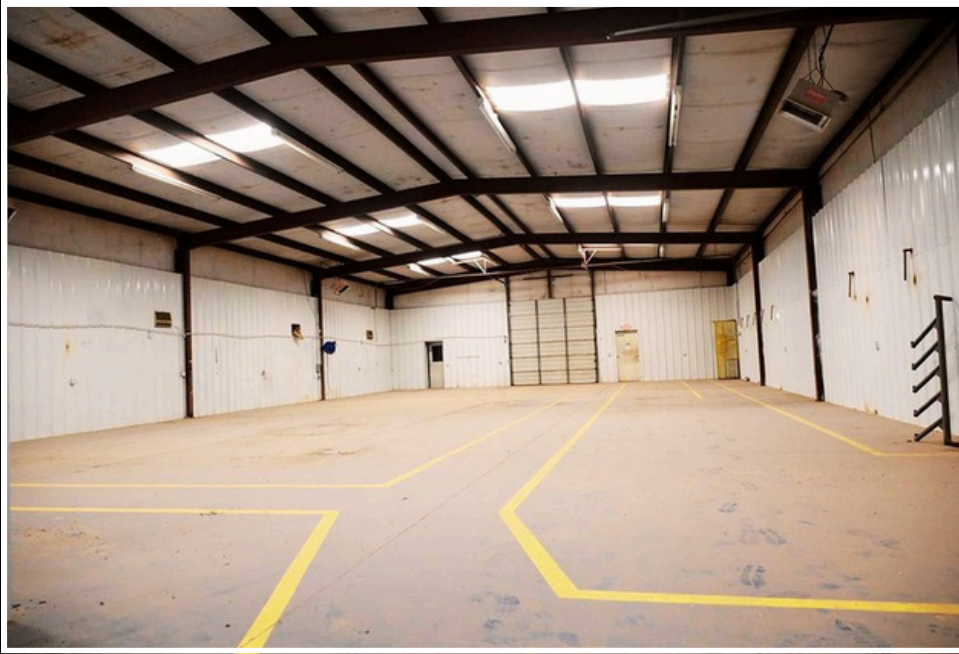
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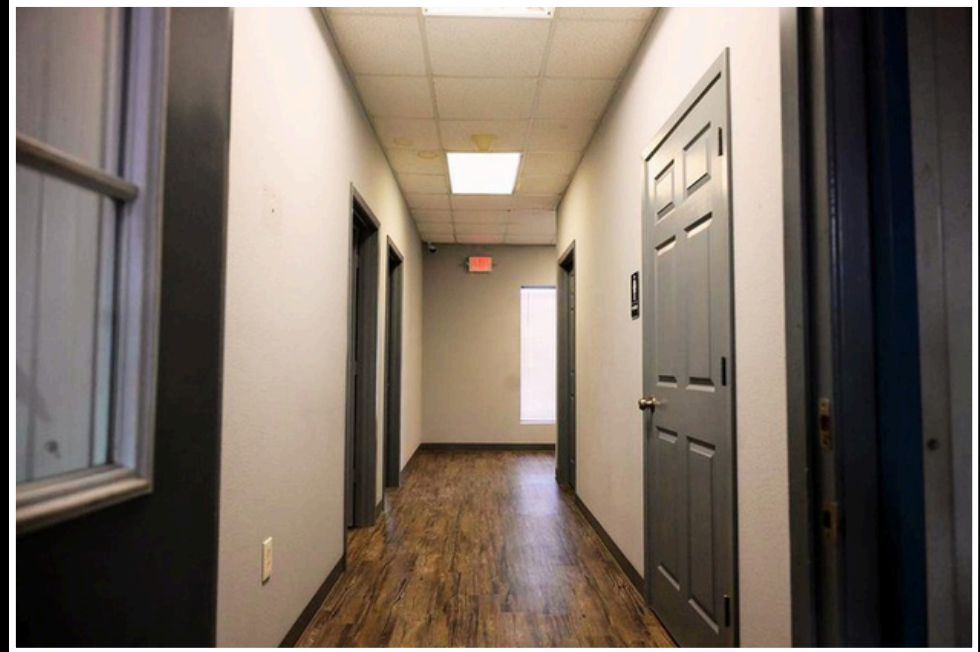
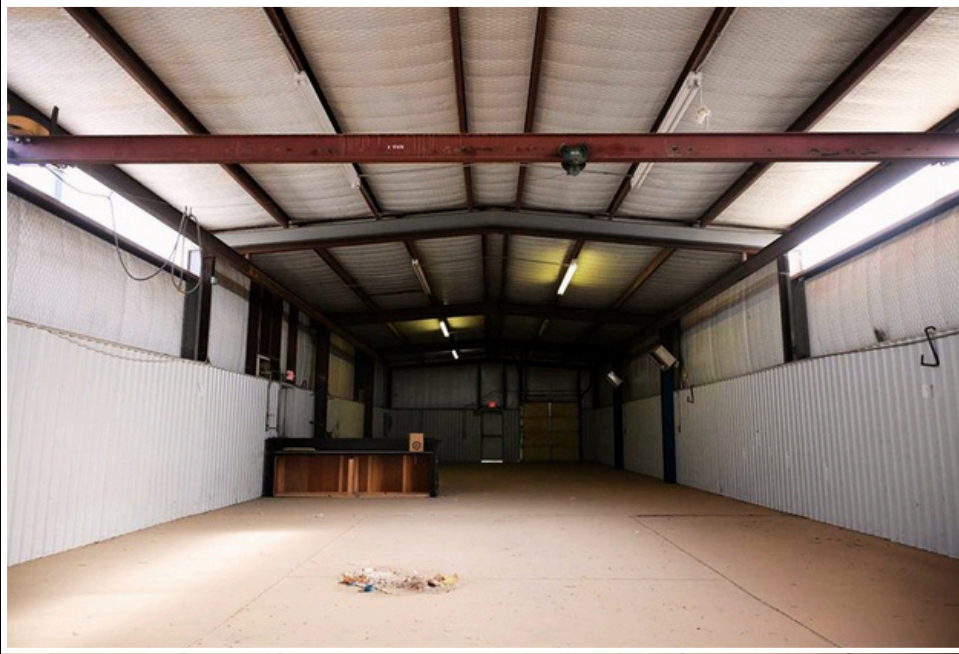
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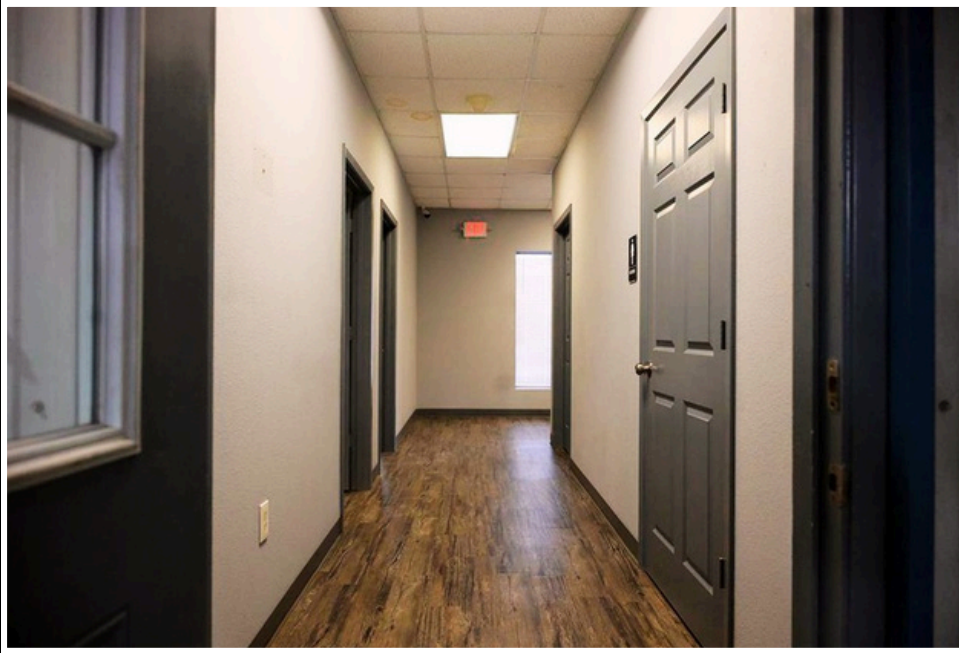
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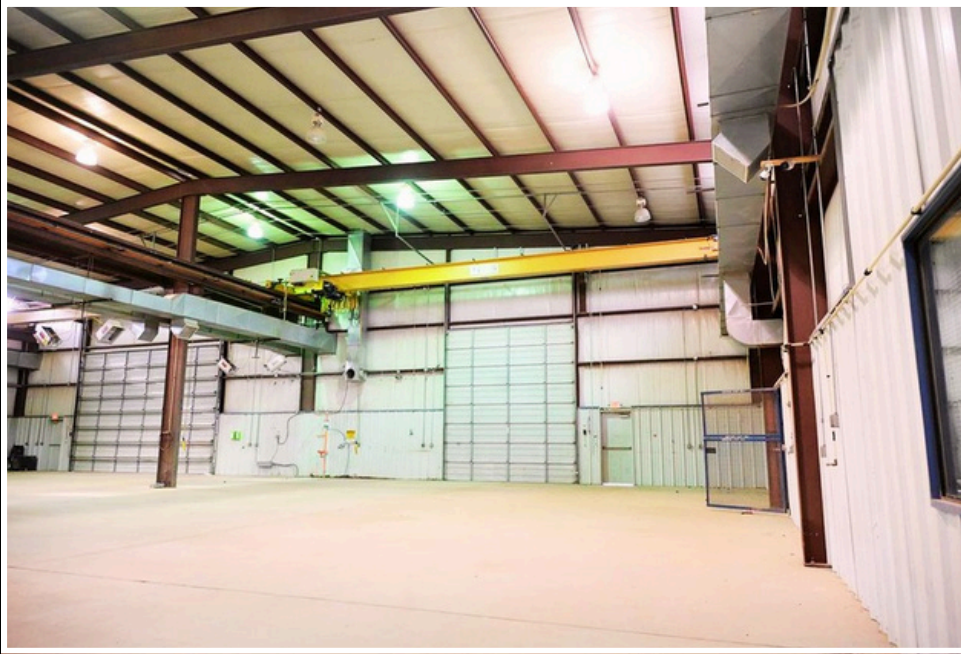
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PRESENTED BY: MORGAN LUCE
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