

IH-20 INDUSTRIAL COMPLEX

9309 W Interstate 20, Midland, TX 79706



55,400 SF Office/Warehouse On 11.49 Acres

Crane Served Operational Hub Facility for **Sublease**

EXCLUSIVE BROKERS:

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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

9309 W I-20, Midland, TX

FOR SUBLEASE



W. County Rd 127

S. County Rd 1270



PROPERTY DETAIL

FOR SUBLEASE

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PROPERTY OVERVIEW

Best in class regional headquarters facility fronting IH-20 in Midland, featuring substantial office capacity, multiple warehouses on over 11 acres improved. The 2-story office includes approximately 25 offices on each floor, multiple training, break rooms and large conference rooms. The main warehouse of 28,100 SF is 100' wide and includes 6 offices, mezzanine, 5 drive through bays and a total of 13 OH rollup doors, all 16' tall. The facility is equipped with a 5-ton crane, shop floor drain, large ceiling fan, shop heaters, double wash bay and heavy 3-phase power. The 4,200 SF shop built in 2023 is equipped with a 2-ton crane, large ceiling fan, (2) 16' tall OH doors and 3-phase 480 v power. The site was custom built for a leading national oilfield services company and includes above standard buildout with concrete paved driveway entry and 55 parking places, rocked yard with 3 explosive bunkers, perimeter security fencing, yard lighting and front and rear gated entries. The property is centrally located between Midland and Odessa along IH-20 and just over 1 mile east of the FM 1788 interchange.

HIGHLIGHTS

Total Bldg RSF	± 55,400 SF
Lot Size	± 11.49 Acres
Office	55+ Private Offices
Warehouse	± 32,300 SF Total
Bay Doors	(15) OH Doors (16' tall) (5) Drive Through Bays
Cranes	5-Ton & 2-Ton Cranes
Features	Double Wash Bay Shop Floor Drain (3) Explosive Bunkers Heavy Power 2018, 2023 Construction IH-20 Frontage

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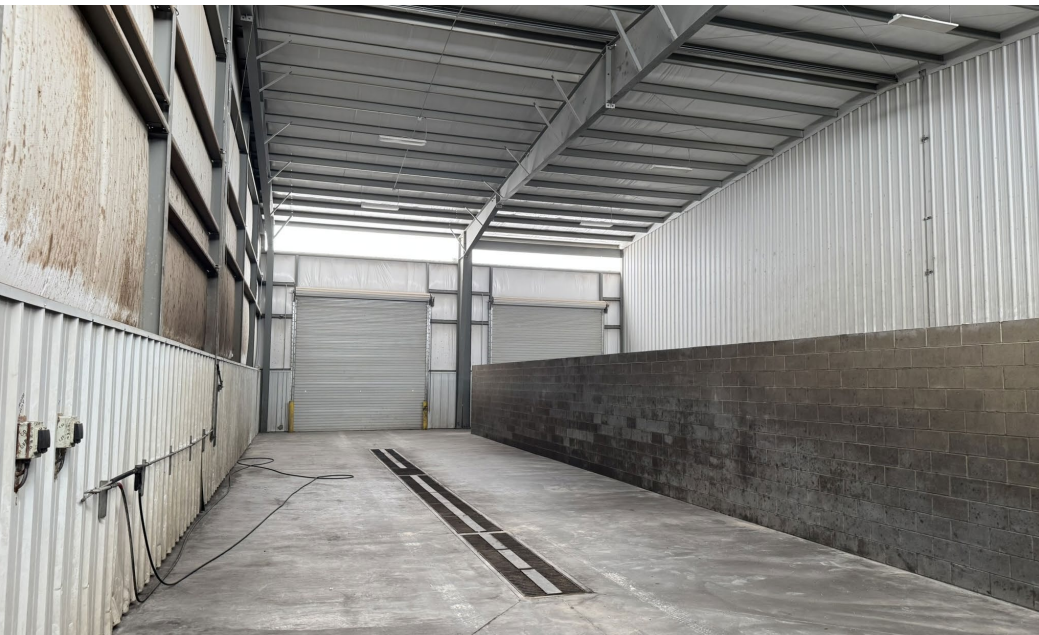
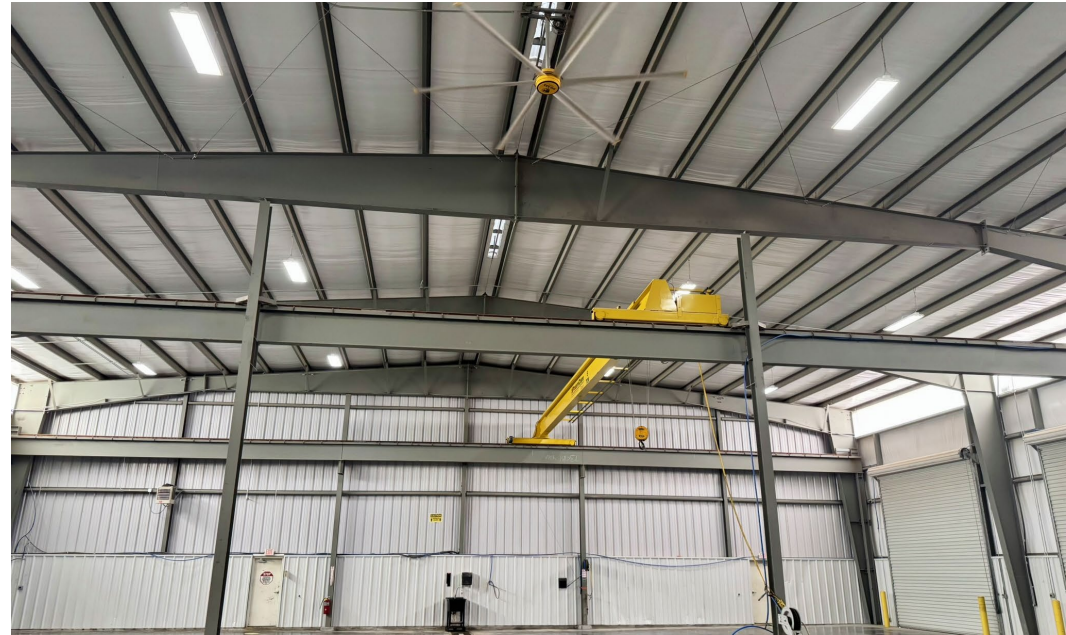
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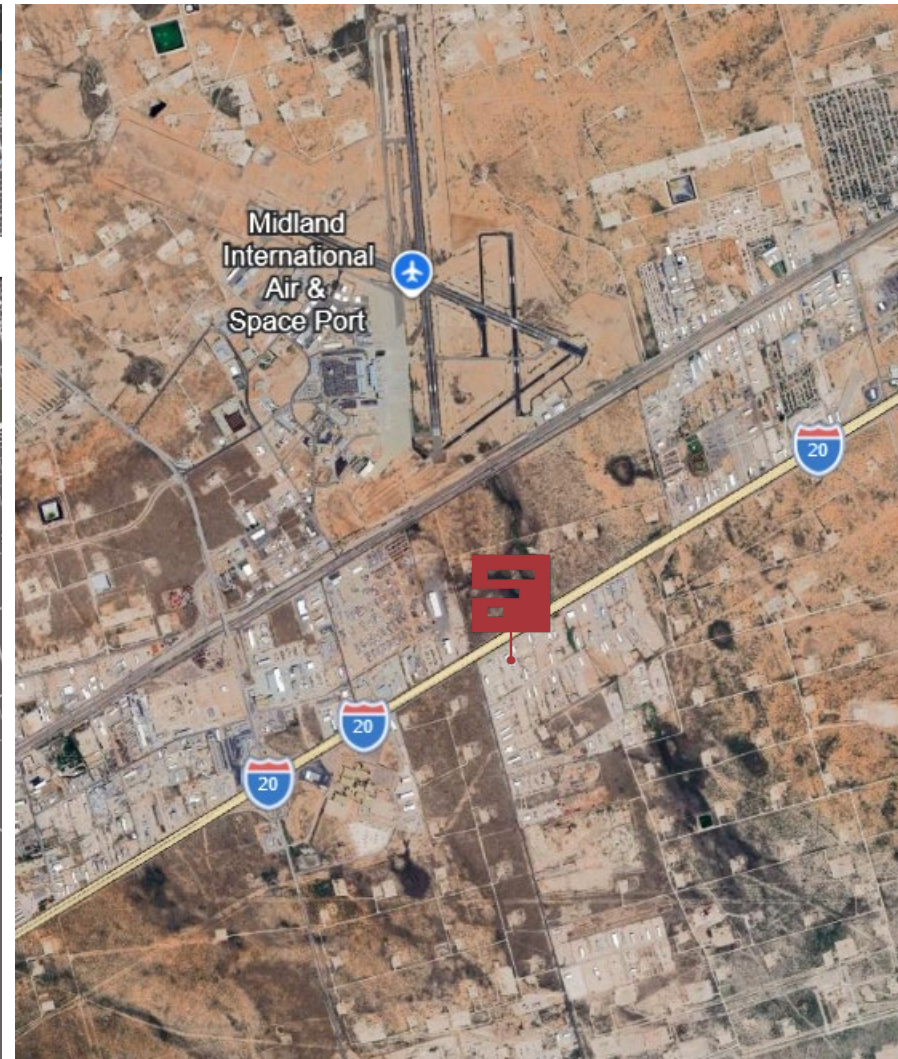


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PROPERTY MAP & AERIAL

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