

CRANE SERVED SHOP ON FM 1788

3621 FM 1788, Midland, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD

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TUCKER SCHNEEMANN

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	33,674 SF
Lot Size:	12 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	2021

PROPERTY OVERVIEW

This high-quality industrial facility offers a functional blend of office and shop space, ideal for oil & gas service companies, logistics, or heavy equipment operations. The main shop is $\pm 20,000$ SF including (2) 10-ton overhead cranes and (14) 22'x25' electric-operated overhead doors forming 5 drive-through work bays, a drive-through wash-bay, and a drive-through paint bay. The $\pm 5,000$ SF warehouse features (2) 18'x18' overhead doors set up for dispatch. Both shop and warehouse spaces have interior liner panels up to 8' throughout, are fully insulated, and equipped with LED lighting. The two-story office space includes 25+ private offices, conference areas, breakrooms, training rooms, and restrooms—designed to support administrative and operational teams. There is fenced and stabilized outside storage, making it ideal for industrial operations. Its modern PEMB construction with masonry accents delivers both durability and aesthetic appeal in a prime Midland location.

LOCATION OVERVIEW

This property offers an exceptional location just 1.5 miles from Midland International Airport. Its proximity to major roadways, including FM 1788, I-20, and HWY 80, ensures ideal access for quick and convenient travel throughout the Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 33,674 SF on 12 Acres
- 8,600 SF Office | 25,074 SF Shop & Warehouse
- 25+ Offices, Training Rooms, Dispatch Area
- Main Shop: ±20,000 SF
- (2) 10-ton Overhead Cranes | 35' Eave Height
- (14) 22'x25' Electric Overhead Doors
- 5 Drive-Through Work Bays | Drive-Through Wash-Bay | Drive-Through Paint Booth
- Warehouse: ±5,000 SF
- 24' Eave Height | (2) 18'x18' Overhead Doors
- Fully Insulated & LED Lighting throughout property
- Interior liner panel throughout up to 8'
- Located outside of the City of Midland



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ADDITIONAL PHOTOS



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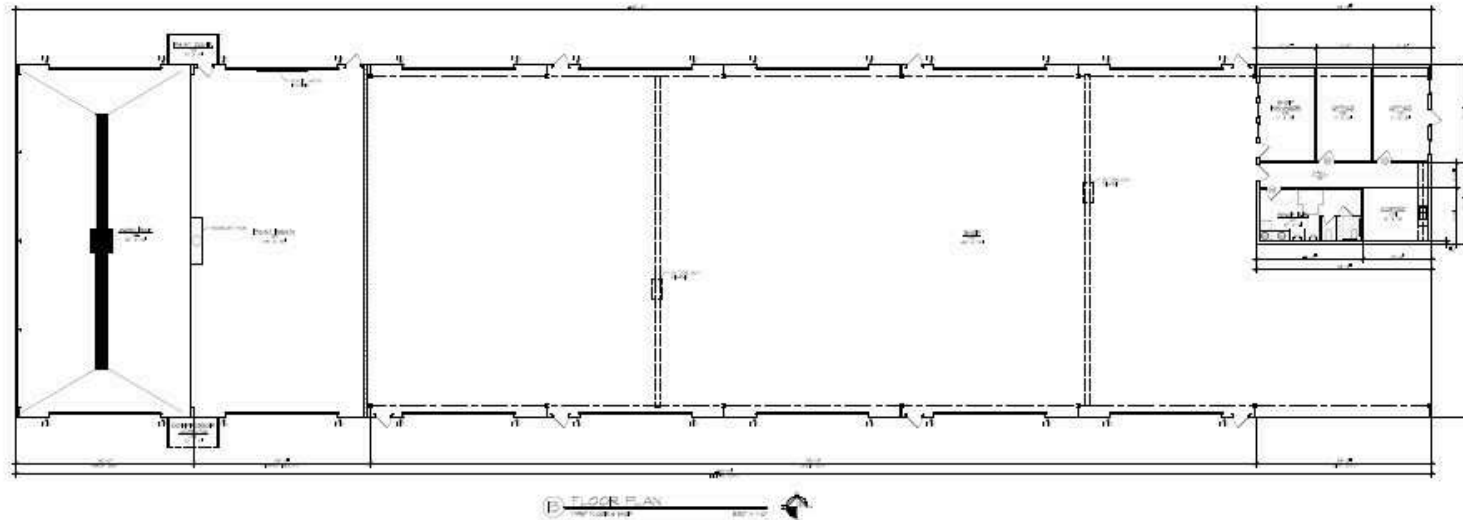
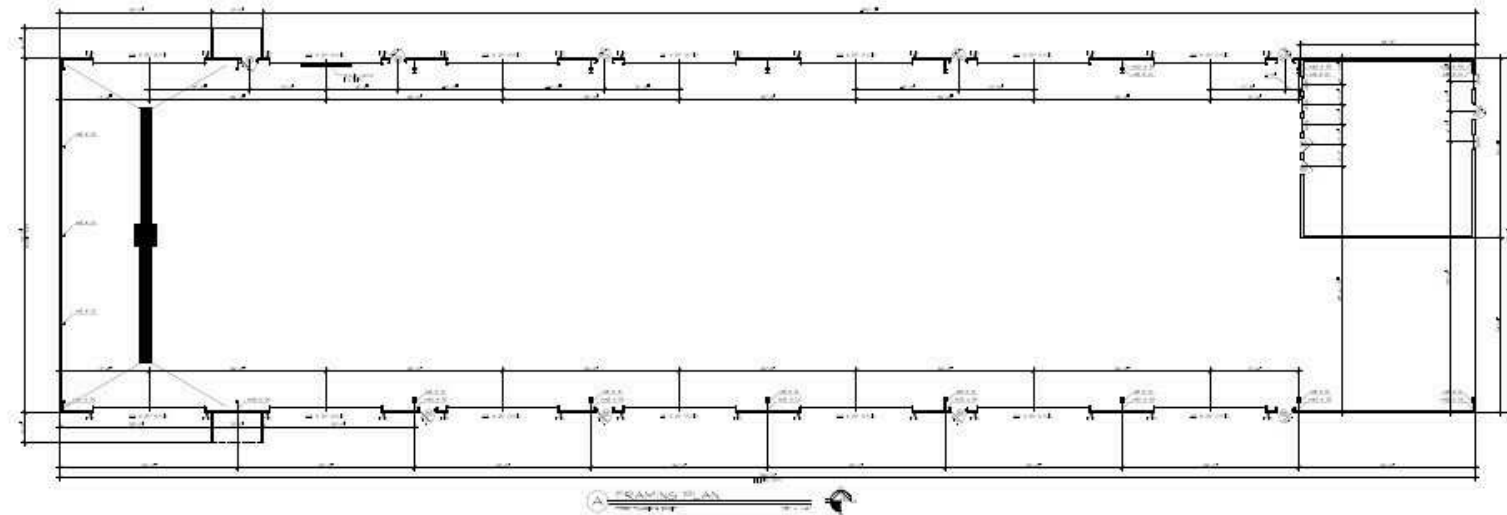
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FLOOR PLANS



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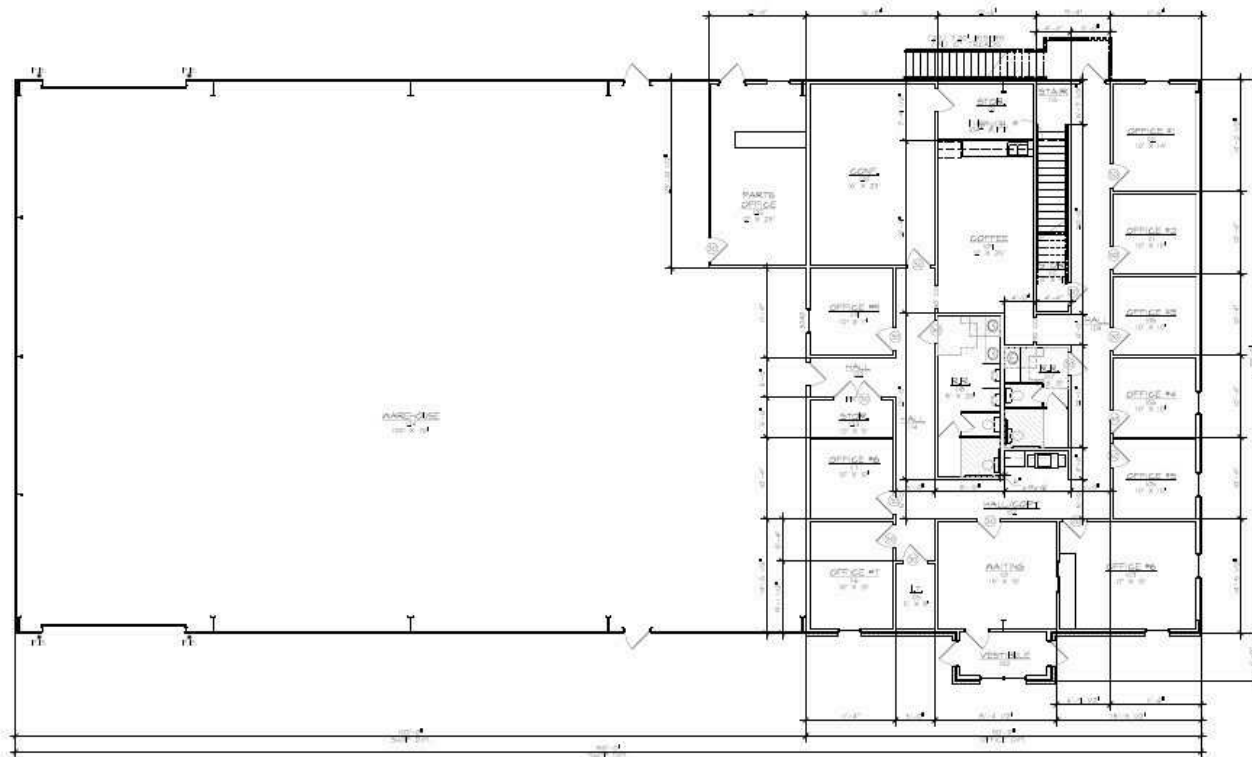
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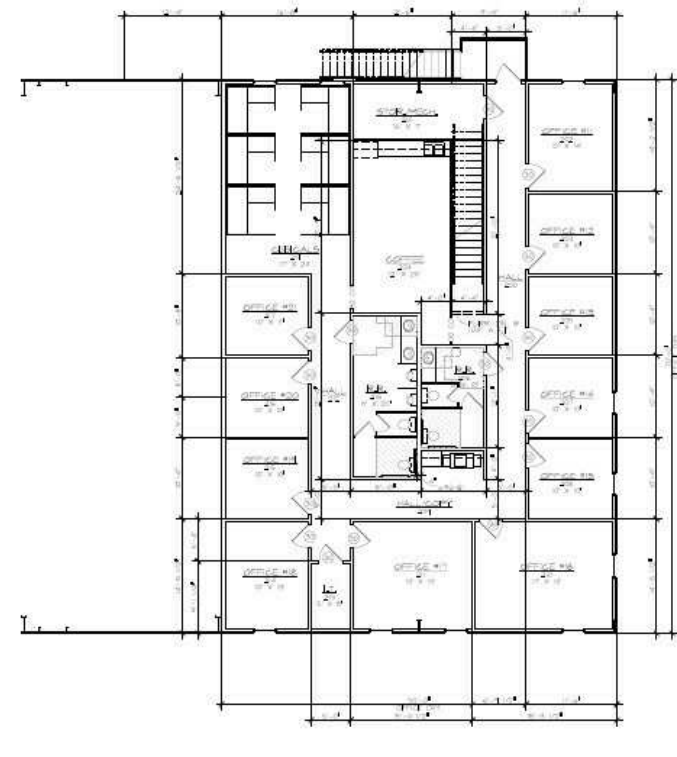
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FLOOR PLANS



C FLOOR PLAN
FIRST FLOOR - OFFICE & WAREHOUSE
1/8" = 1'-0"



D FLOOR PLAN
SECOND FLOOR - OFFICE & WAREHOUSE
1/8" = 1'-0"

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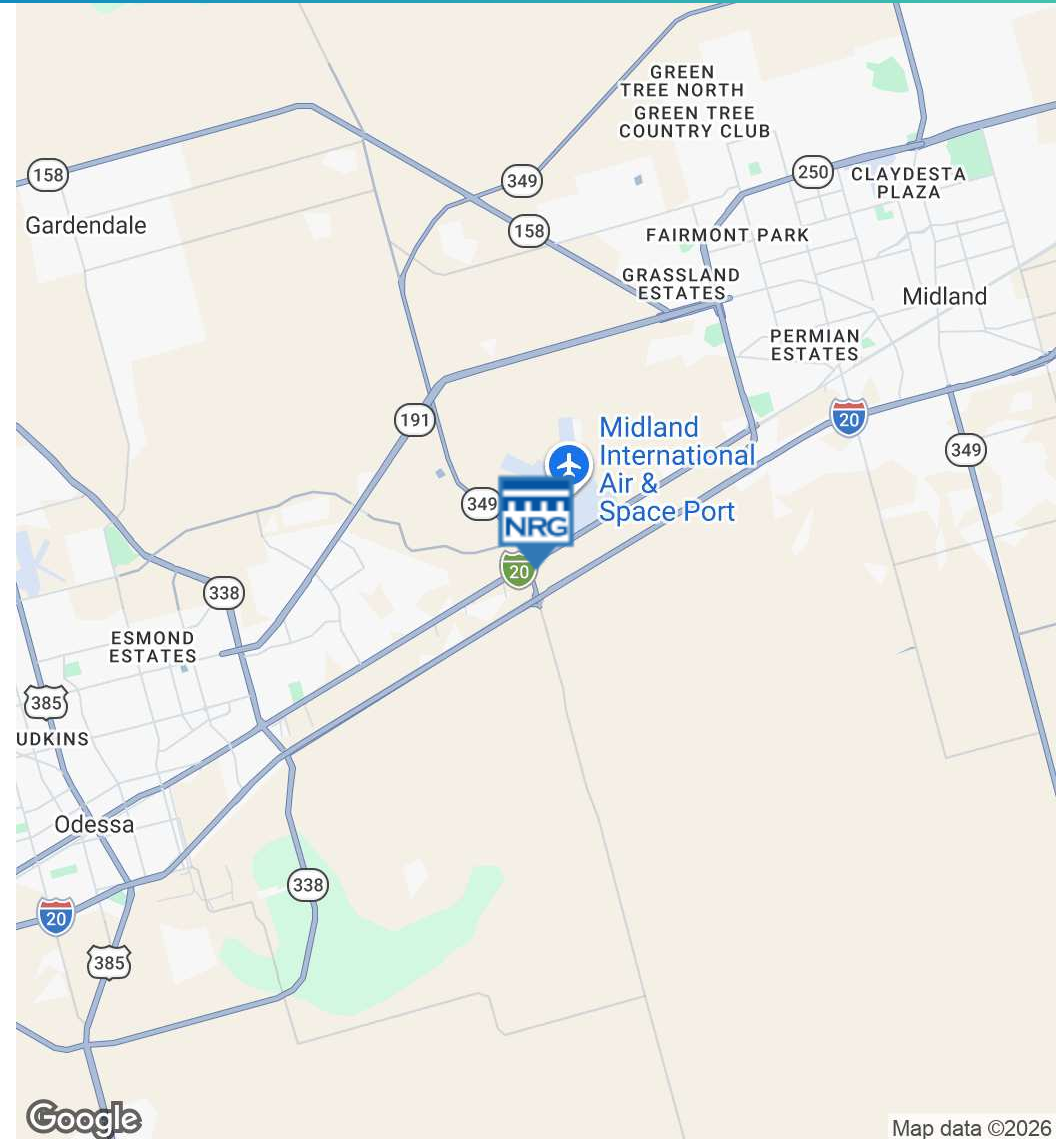
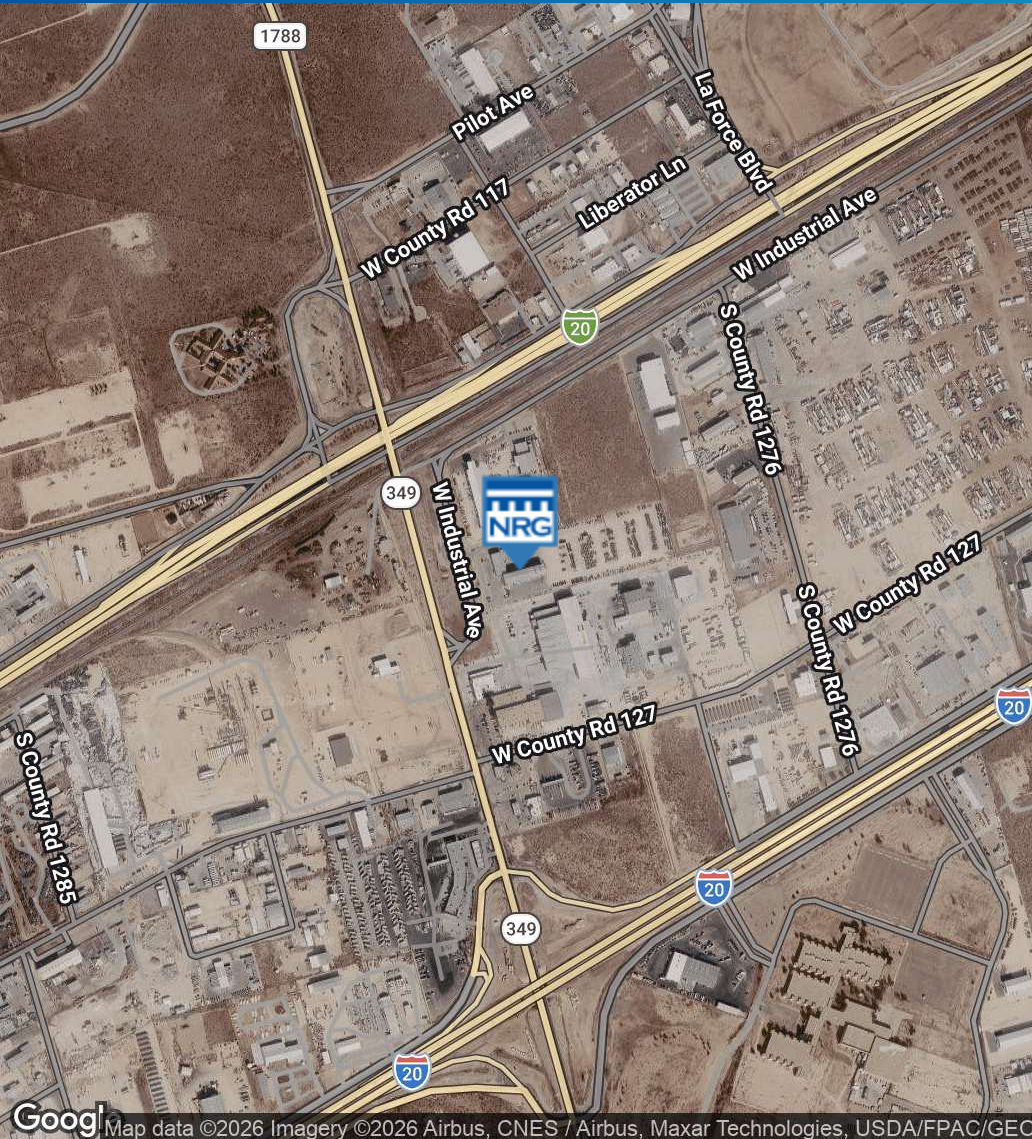
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LOCATION MAP



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