



PRICE: \$1,100,000 / \$9.23 SF/YR

# 4417 WEST INDUSTRIAL AVENUE

Midland, TX 79703

**Jack Oduro**

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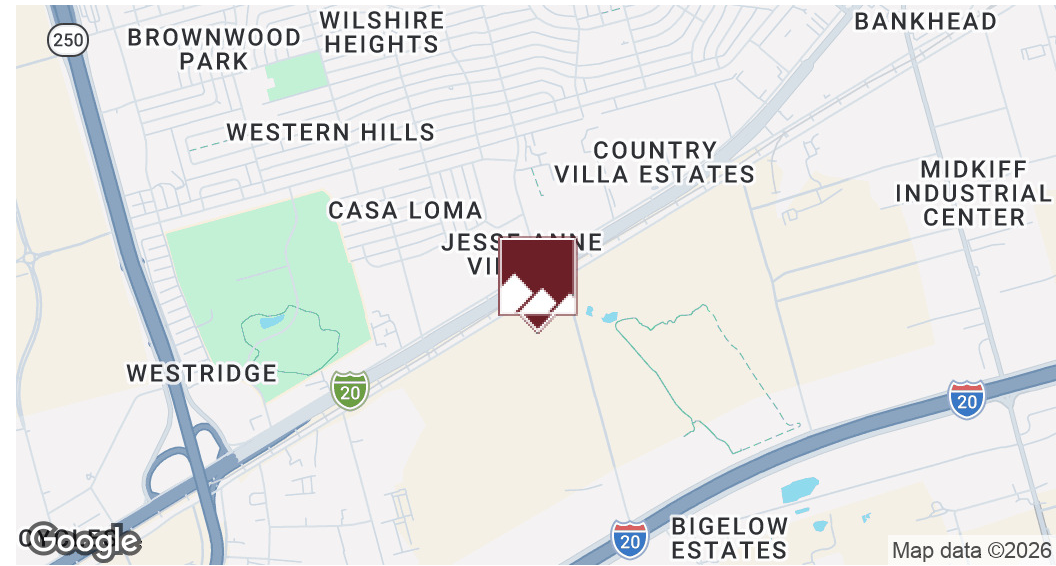
**Wes Gotcher**

Broker | President  
432.682.2510  
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## Property Description

This industrial facility offers a functional blend of office and warehouse space on a spacious 2-acre lot. The building includes (2) private offices and a full sized bathroom with a shower for added convenience. The shop features (5) overhead doors (2 pull-through bays), providing excellent accessibility for manufacturing, distribution, or logistics operations. A 160 SF on-site storage building adds extra space for equipment or inventory, making this property a practical and efficient choice for a wide range of business uses.

## Property Highlights

- Flexible Building: 6,050 SF Shop | 450 SF Office
- Industrial Ave Frontage: 190'
- Located in Midland County: No Zoning Restrictions
- Secure Perimeter Fencing

## Location Description

Positioned at 4417 West Industrial Avenue, this property sits just south of Business 20 on the city's west side, across the railway tracks on Far West Industrial Avenue. Its close proximity to Loop 250 and Highway Business 20 provides excellent connectivity and easy access to major transportation routes.

## Offering Summary

Sale Price:	\$1,100,000
Lease Rate:	\$9.23 SF/yr (NNN)
Available SF:	6,500 SF
Lot Size:	2 Acres

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**MORIAH**  
BROKERAGE SERVICES, LLC

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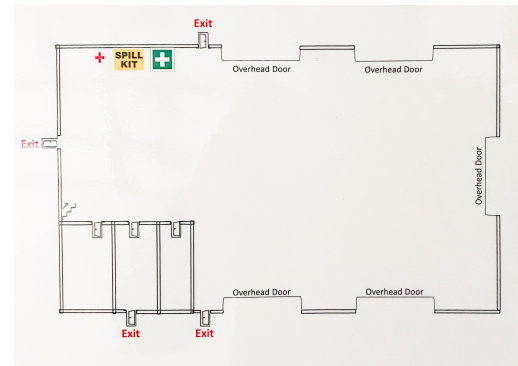
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## Contact Brokers:

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