

INDUSTRIAL PROPERTY FOR SALE



PRICE: \$600,000

1639 W 36TH ST

Monahans, TX 79756

Joey Varela

Agent

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PRICE: \$600,000

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Monahans, TX 79756



Property Description

1639 W 36th Street presents an opportunity to acquire a 7,000 SF industrial manufacturing property in Monahans. Built in 2014, the asset is well suited for industrial and operational users seeking a functional facility with a straightforward configuration.

The property offers frontage along W 36th Street and is positioned to support efficient movement across major West Texas industrial corridors. With direct regional accessibility that serves basin-wide operations, this manufacturing facility is an appealing option for investors seeking an industrial asset designed to accommodate a range of operational uses within a strategic West Texas setting.

Property Highlights

- 7,000 SF Industrial Manufacturing Facility
- W 36th Street Frontage
- Less Than 0.5 Mile from South Loop 464 | Approximately 1 Mile from I-20

Location Description

Strategically positioned with frontage along W 36th Street, this property offers strong connectivity to West Texas' major industrial corridors. Located less than half a mile from South Loop 464 and approximately one mile from I-20, the site provides quick access to routes serving the Delaware Basin and the broader Permian Basin.

Its central location allows users to efficiently reach Pecos, Reeves County, Midland-Odessa, and surrounding oilfield markets, while also positioning the property near the growing wave of energy infrastructure and data center development taking place throughout West Texas. For industrial, energy, service, or logistics users, 1639 W 36th Street offers the accessibility and regional reach needed to support operations across the basin.

Offering Summary

Sale Price:	\$600,000
Lot Size:	593,094 SF
Building Size:	7,000 SF

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MORIAH
BROKERAGE SERVICES, LLC

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MORIAH
BROKERAGE SERVICES, LLC

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

Significant Assignments & Transactions



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