



SALE PRICE: \$1,950,000 | LEASE PRICE: \$18.50 SF/YR

3609 S COUNTY ROAD 1232

Midland, TX 79706

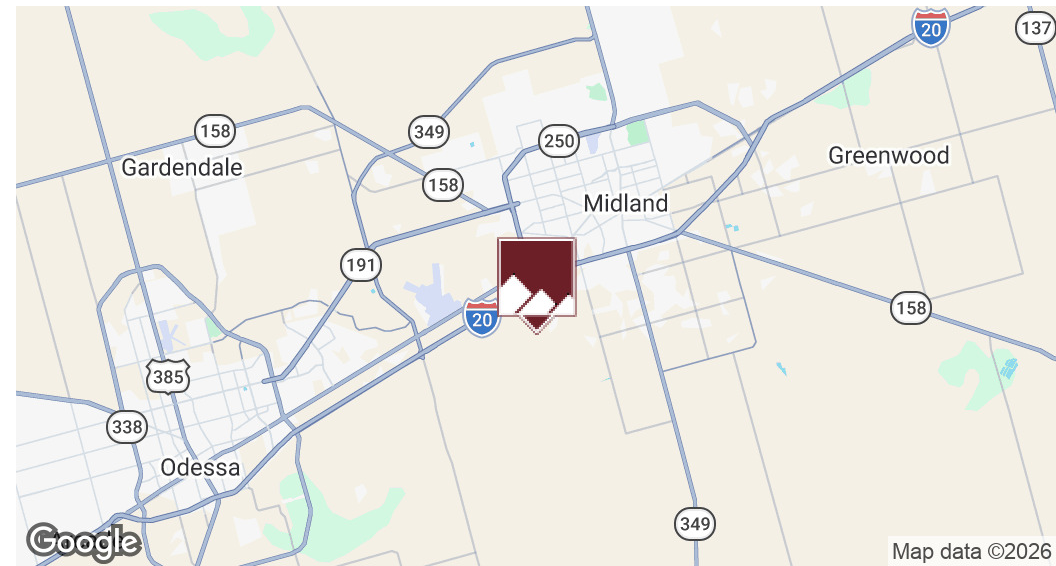
Joey Varela

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Location Description

Located on Antelope Trail (S CR 1232) south of I-20 in Midland, the property is positioned within one of the fastest-growing industrial corridors in the Permian Basin with direct access to major oilfield activity and surrounding established industrial users.

Property Highlights

- New Build 8,100 SF Office/Warehouse | 2-4 Acres | Electric Gate
- 4 Drive-Through Bays | 3-Phase / 480V Power | Crane-Ready Design
- 2 Offices | Kitchenette | ADA Restrooms
- Water Well & Septic | Outside City Limits | No Restrictions
- Up to 4 Acres Available for Yard & Equipment Expansion

Property Description

3609 South County Road 1232 is a newly constructed 8,100 SF office/warehouse facility designed for industrial operations. The property includes 3,600 SF of office space and 4,500 SF of warehouse/shop space, along with an additional 2-acre lay-down yard located at 3701 South County Road 1232. The office area features a reception area, two offices, two restrooms, and a breakroom. The warehouse includes four drive-through bays and one 8'x10' drive-in overhead door. The building is crane-ready and equipped with three-phase power, making it well-suited for oilfield, logistics, or industrial users. The site also includes water well, septic, and gas availability, offering a functional turnkey setup for a variety of industrial operations.

Offering Summary

Sale Price:	\$1,950,000
Lease Rate:	\$18.50 SF/YR (NNN)
Available SF:	8,100 SF

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MORIAH
BROKERAGE SERVICES, LLC

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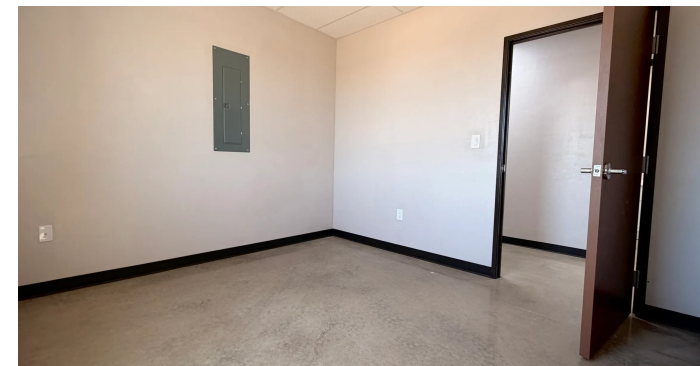
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