



SALE PRICE: \$2,300,000 | LEASE PRICE: \$18.50 SF/YR

3609 S COUNTY ROAD 1232

Midland, TX 79706

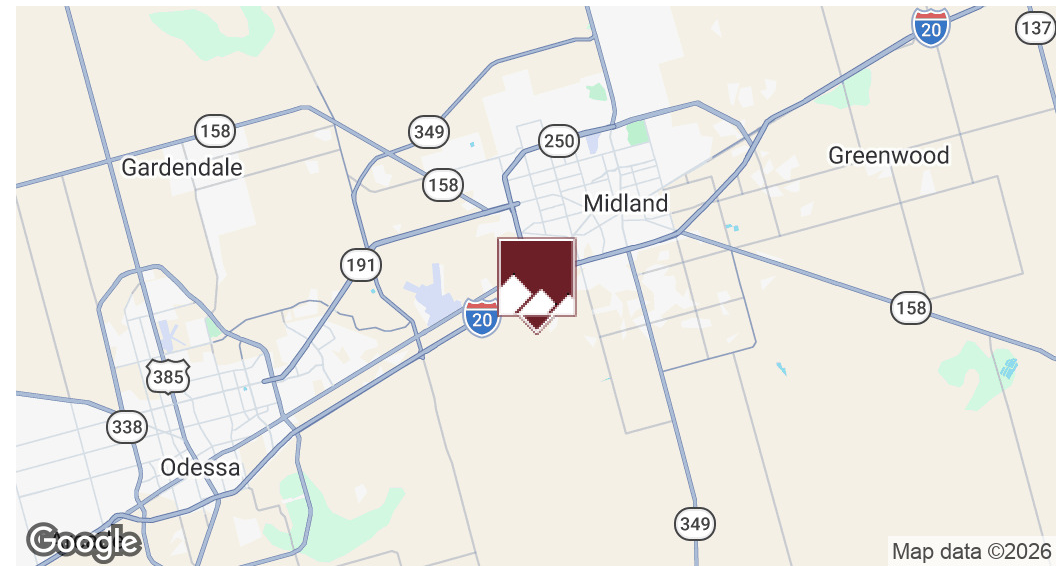
Joey Varela

Agent
432.448.2853
jvarela@moriahrealstate.com

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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 Warehouse/Showroom | 4 Acres | Electric Gate
- 3,600 SF of Showroom Space | 4,500 SF of Warehouse Space
- 2-acre Laydown Yard
- 4 Drive-Through Bays | 3-Phase / 480V Power | Crane-Ready Design
- 2 Offices | Kitchenette | ADA Restrooms
- Water Well & Septic | Outside City Limits | No Restrictions
- 4 Acres Available for Yard & Equipment Expansion

Property Description

3609 South County Road 1232 is a newly constructed 8,100 SF showroom/warehouse facility designed for industrial operations. The property includes 3,600 SF of showroom space and 4,500 SF of warehouse space, along with an additional 2-acre laydown yard located at 3701 South County Road 1232. The showroom 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:	\$2,300,000
Lease Rate:	\$18.50 SF/YR (NNN)
Available SF:	8,100 SF

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MORIAH
BROKERAGE SERVICES, LLC

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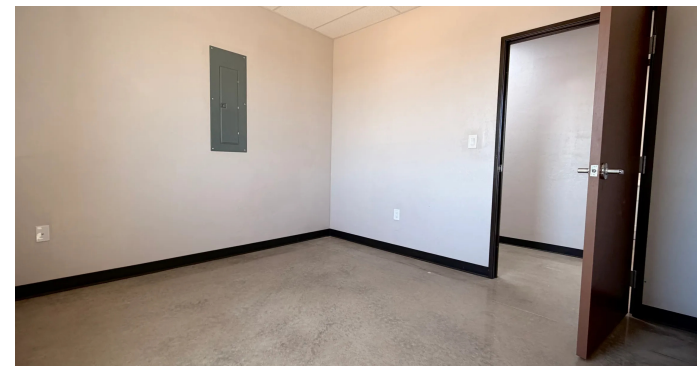
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Contact Broker:

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BROKERAGE SERVICES, LLC

15 Smith Road, Suite 6004, Midland, TX 79705
432.682.2510 | moriahbrokerageservices.com