



Warehouse For Sale

Texas

- NYSE Traded \$1B Tenant
- 10,000 sf total on a 2-acre lot
- 2,000 sf office/8,000 sf warehouse
- 3% Rent Bumps through Dec. 2028
- Brand New Roof - 2026
- 8 Grade-Level Doors
- 6 Drive-In Bays w/14' Electric Overhead Doors
- Yard Lighting and Fuel Dock
- (2) 500 lb Jib Cranes



New Lease Renewal

**10.48%
CAP**

703 NW Mustang Drive, Andrews, TX

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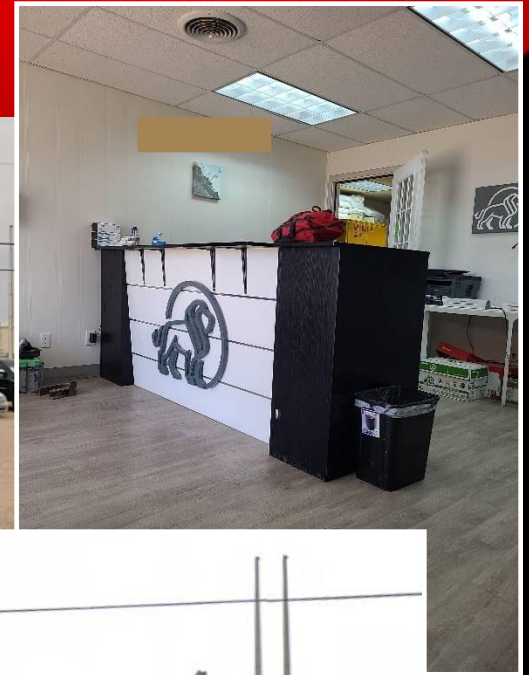
Robert Skubiak
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\$1,325,000





This property totals 10,000 SF on 2 Acres, with a brand new roof. There is 2,000 SF of office space including three private offices, a break room, conference room, and a waiting area with built in secretarial desk. The 8,000 SF warehouse has 6 drive-in bays, (2) 500-pound jib cranes, locker room, shop fans, and shop heaters. There are utility connections for (2) 7-room camp trailers with separate septic. The property also has laundry facilities and a fuel dock. The yard is compacted rock, fully fenced, and fully lit with pole lights. There are two electric gates on Mustang Dr and another at the rear of the property for access to Sunset St. This makes it convenient for trucks to drive through the property. The property is in a great location for any type of service.



FINANCIALS

703 NW Mustang Drive
Andrews, TX 79714

Annual Rent (3% Annual Increases):

Year	<u>1/1/25 - 12/31/25</u>	<u>1/1/26 - 12/31/26</u>	<u>1/1/27 - 12/31/27</u>	<u>1/1/28 - 12/31/28</u>
Monthly NOI	\$11,236.27	\$11,573.36	\$11,920.56	12,278.18
Annual NOI	\$134,835.24	\$138,880.32	\$143,046.72	\$147,338.16
Cap Rate	10.18% CAP	10.48% CAP	10.79% CAP	11.12% CAP

**** Andrews County Taxes Reimbursed by Tenant**



Tenant Summary

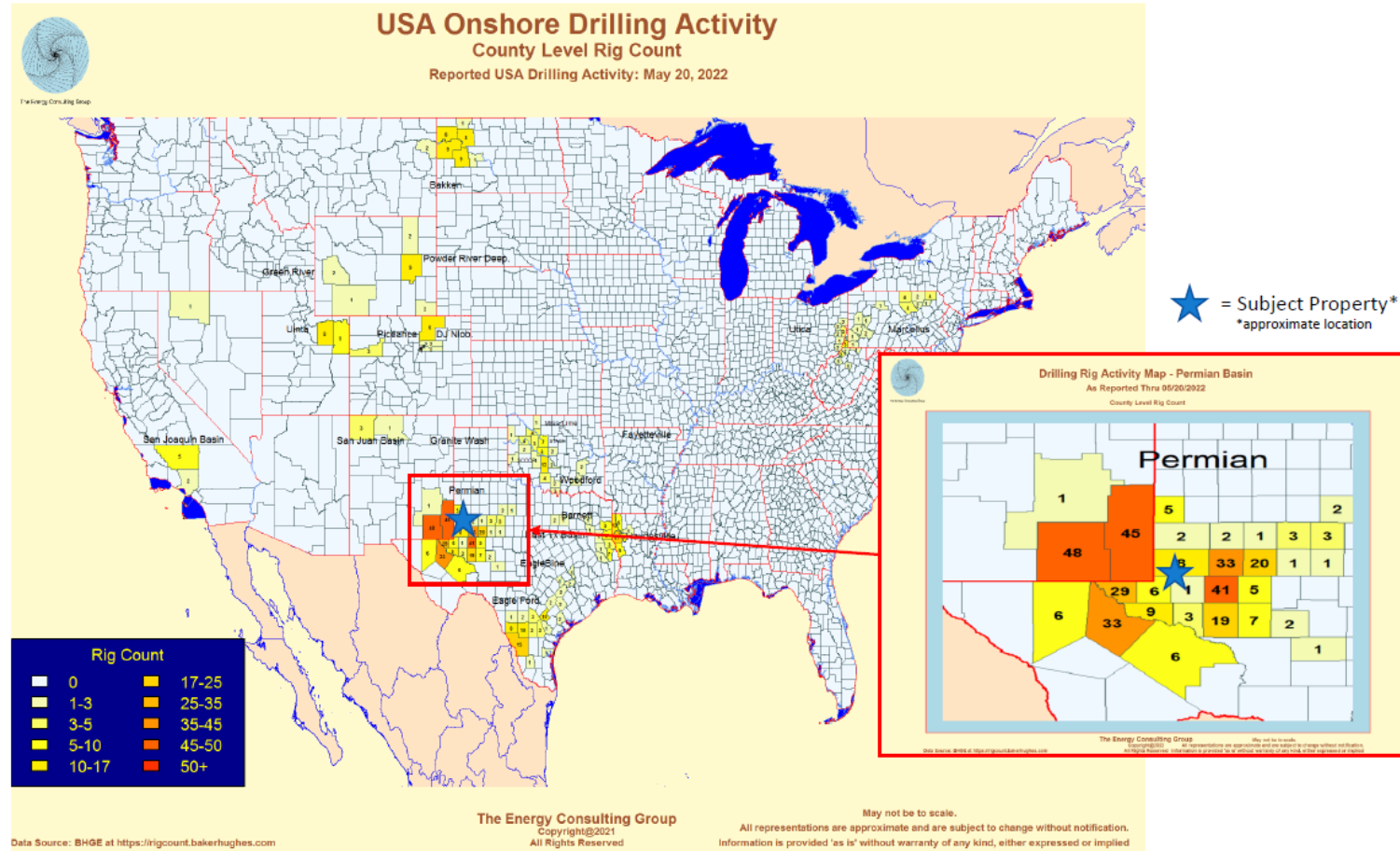
Innovex, a billion dollar company traded on the NYSE, has over 2600 employees worldwide. Their core business designs, manufactures, and installs mission-critical drilling & deployment, well construction, completion, production, and fishing & intervention solutions to support upstream onshore and offshore activities worldwide, with locations throughout North America, Latin America, Europe, the Middle East and Asia.

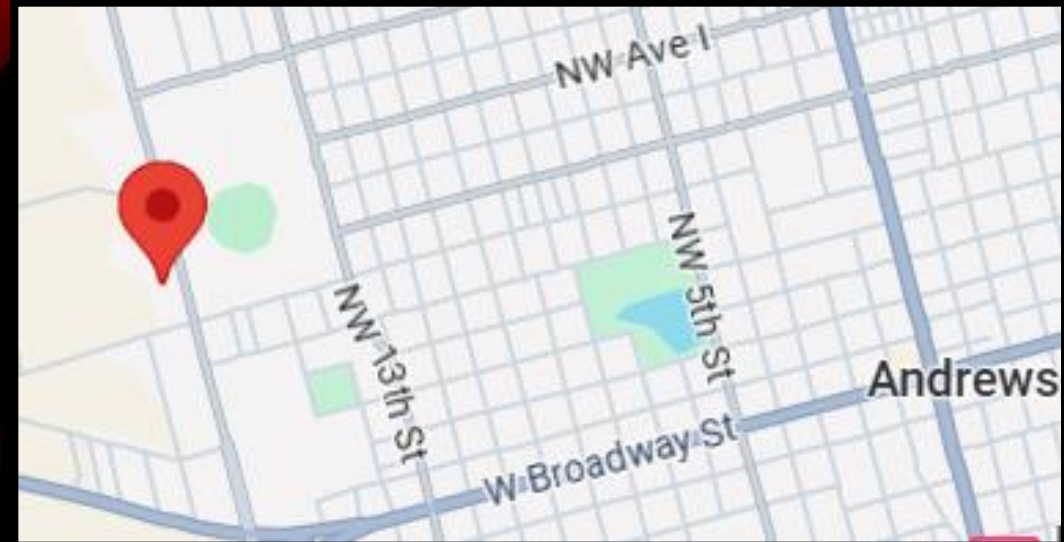
This location, leased by Innovex, is a full service spooling company serving customers in the Permian and Delaware Basins. They offer capillary tubing work-over and pressure testing services.



Drilling Map

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