



INDUSTRIAL PROPERTY FOR LEASE

\$12,000 PER MONTH

2031 TRADE DRIVE

Midland, TX 79706

Jack Oduro

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Property Description

This 16,859 SF office/warehouse building sits on 1.18 acres and features an open showroom with a storefront entrance, eight private offices, one large flex office, three employee restrooms, and over 6,500 SF of climate-controlled workspace. The warehouse is equipped with three exterior overhead doors, two interior overhead doors, compressed air lines, gas heaters, and an overhead electric hoist. The fully fenced yard is primarily surfaced with pavement and asphalt millings, providing ample outdoor storage and maneuvering space. The property is serviced by city water, city sewer, natural gas, and other city utilities.

Tenant Overview

- Charts Ltd. | Established Industrial Tenant | Lease Expires December 2027

Location Description

Located on Trade Drive, the property is surrounded by a strong concentration of industrial, oilfield service, manufacturing, and commercial businesses. The location offers convenient access to Interstate 20, Highway 80, and Loop 250, providing efficient connectivity throughout Midland, Odessa, and the greater Permian Basin. With its strategic location and proximity to major transportation routes, the property is well-positioned to support a wide range of industrial and commercial operations.

Offering Summary

Lease Rate:	\$12,000 per month (NNN)
Available SF:	16,859 SF
Lot Size:	1.18 Acres

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Property Highlights

- 16,859 SF Industrial Facility on 1.18 Acres
- Warehouse | Showroom | Office Configuration
- Ideal for Owner-User or Investment Opportunity
- Fully Improved, Fully Fenced Site
- Convenient Access to I-20, Highway 80 & Loop 250
- Over 6,500 SF of Climate-Controlled Workspace
- Open Showroom with Automatic Sliding Storefront Entrance
- 8 Private Offices, 1 Large Flex Office & 3 Employee Restrooms
- Warehouse Equipped with 3 Exterior & 2 Interior Overhead Doors
- (2) 12' x 12', (1) 10' x 10' & (2) 8' x 10' Overhead Doors
- Overhead Electric Hoist, Compressed Air Lines & Gas Heaters
- Climate-Controlled Shop Space
- Yard Finished with Pavement & Asphalt Millings
- Office Renovations Completed in 2022
- City Water, City Sewer, Natural Gas & City Utilities Available

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MORIAH
BROKERAGE SERVICES, LLC

\$12,000 PER MONTH

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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

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Contact Brokers:

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