



INDUSTRIAL PORTFOLIO FOR SALE - 4 BUILDINGS - 2 TENANTS!



FOR SALE



921 E COUNTY RD
140, MIDLAND, TX
79706

PRESENTED BY
THOMAS JOHNSTON

432-934-3333



HIGHLIGHTS

The Real Estate Ranch

- LOCATION: CLOSE TO I-20 AND HIGHWAY 349, OFFERING EXCELLENT ACCESSIBILITY
- SIZE: 21.698 ACRES, WITH FULLY LEASED BUILDINGS RANGING FROM 5,000 TO 7,500 SQ FT
- INVESTMENT POTENTIAL: CAP RATE OF 9.18%, PROVIDING AN ATTRACTIVE RETURN
- FULLY LEASED: READY FOR A NEW INVESTOR, WITH ALL RENTS AND NNN COSTS PROVIDED BY THE OWNER
- SURGING DEMAND: SITUATED IN THE PERMIAN BASIN, A REGION THAT HAS SEEN SIGNIFICANT DEMAND GROWTH IN RECENT YEARS
- 8.5 % CAP RATE

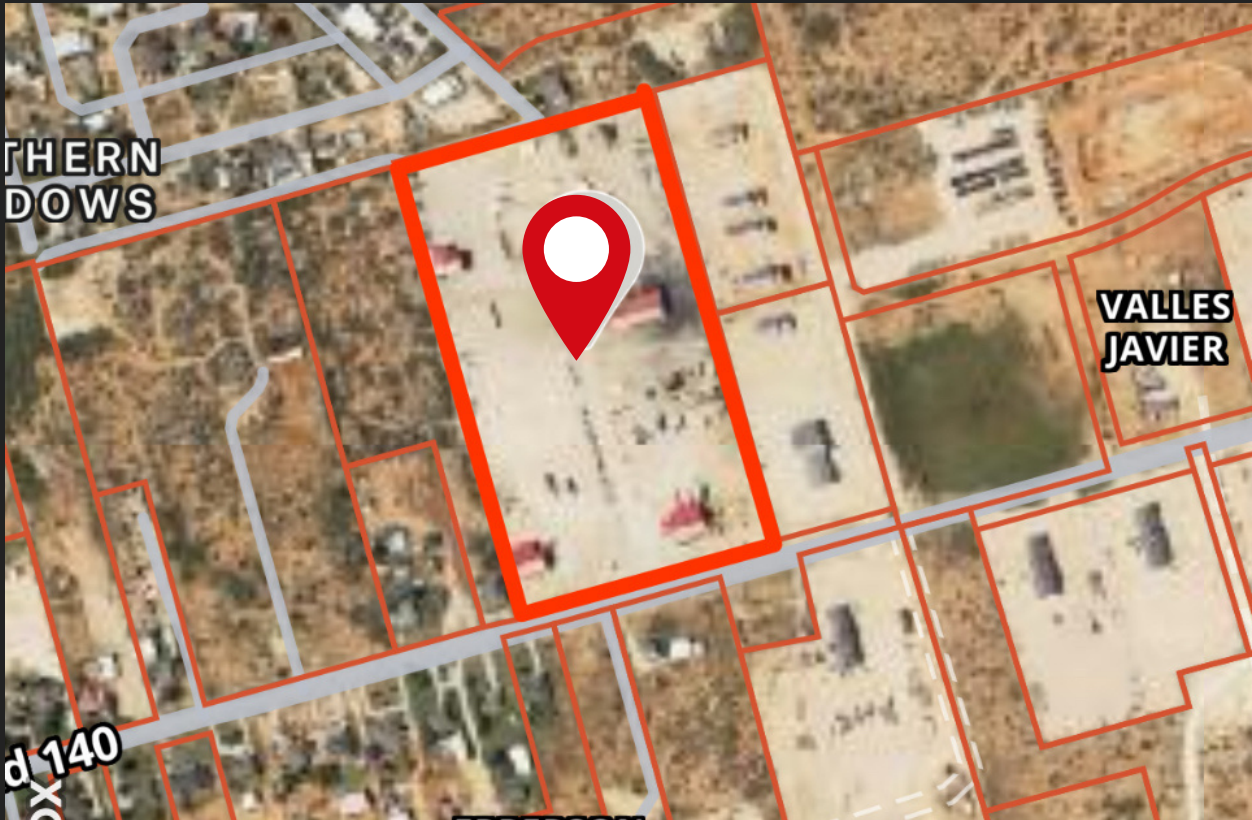


Description



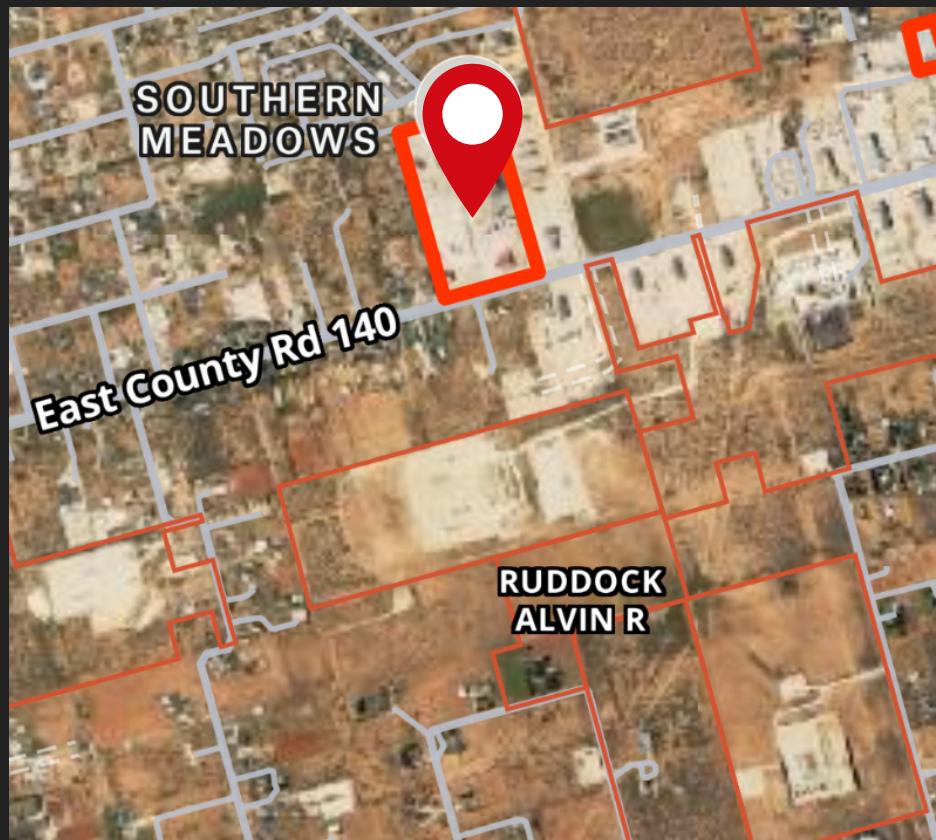
Located in a prime industrial area of the Permian Basin, this 21.698-acre tract offers easy access to Highway 349 and I-20, providing quick connectivity to key areas in Midland. The property is just 20 minutes from the airport, making it ideal for businesses with travel needs.

This investment portfolio includes several buildings ranging from 5,000 to 7,500 square feet, all on large, well-maintained tracts. Fully leased with all NNN (Triple Net) leases in place, this property is an excellent opportunity for any investor looking to expand their portfolio into a rapidly growing market. CR 8.5%



Directions:

ON HIGHWAY 349 ON
THE SOUTH SIDE OF I-
20 TO TURN COUNTY
ROAD 140 TAKE A LEFT
GO DOWN .9 MILES THE
PROPERTY WILL BE ON
THE LEFT.



SITE PHOTOS:

The Real Estate Ranch



the Real Estate Ranch

**921 County Road 140
Midland, TX 79706**



**Presented By
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432-934-3333
THE REAL ESTATE RANCH
432-688-8200**