



X-Chem Building

8220 State Highway 191, Midland, TX 79707



Brandon McClain

LMB Real Estate Group

1031 Andrews Hwy. Suite 100, Midland, TX 79701

bsmcclain@lmbgroup.com

(432) 686-2800

X-Chem Building

\$15 /SF/Year

Property includes 1,500 sf of office space with bathrooms, breakroom and server room. with approximately a total 7,500 sf of warehouse space between two buildings with 12 ft overhead doors. This property sits on 4.43 acres of fenced caliche yard, with two electric gates.



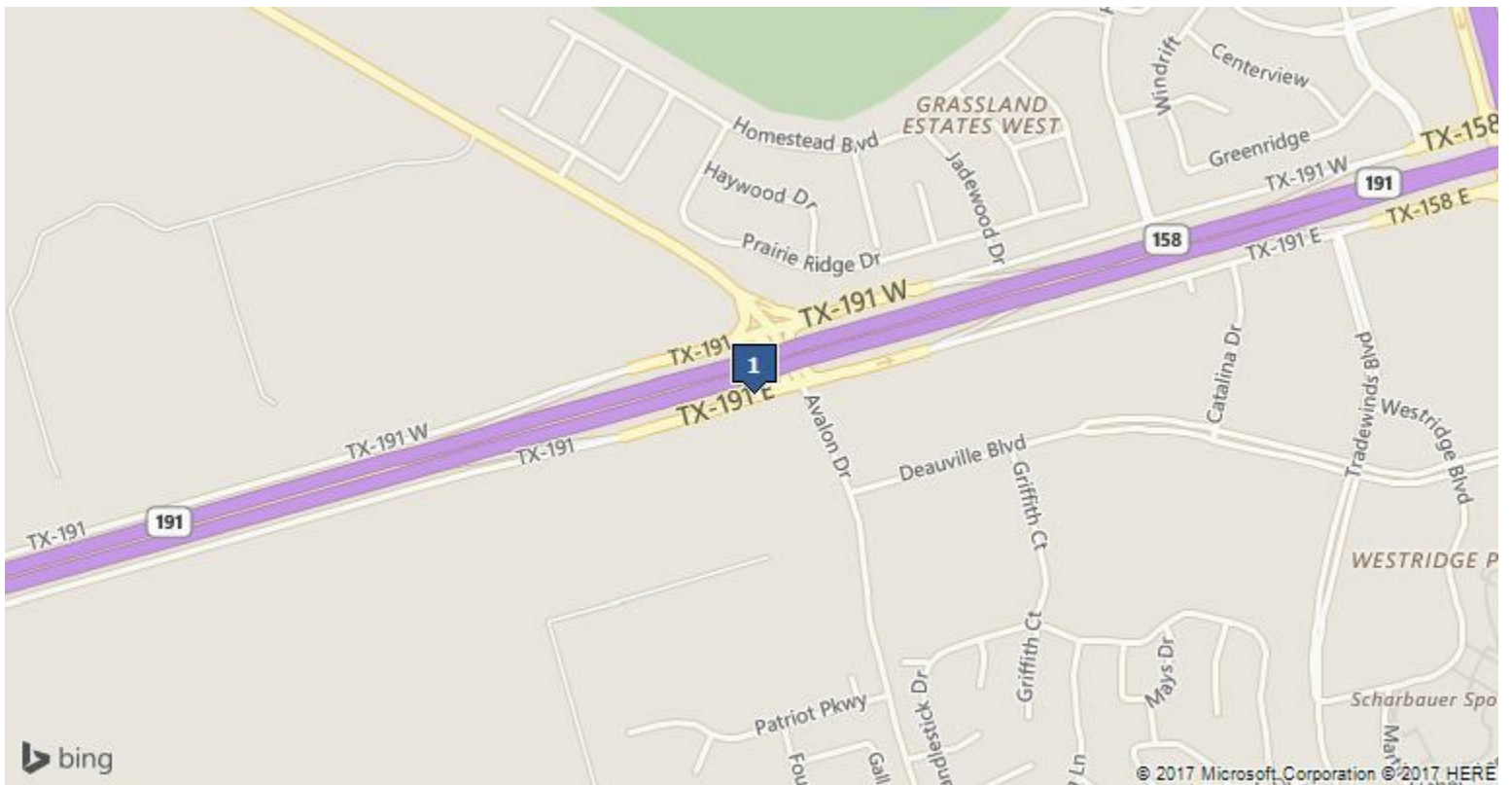
Primary Photo

Total Space Available:	N/A
Rental Rate:	\$15 /SF/Year
Property Type:	Industrial
Property Sub-type:	Warehouse
Building Size:	9,049 SF
Lot Size:	4.43 AC



Space 1

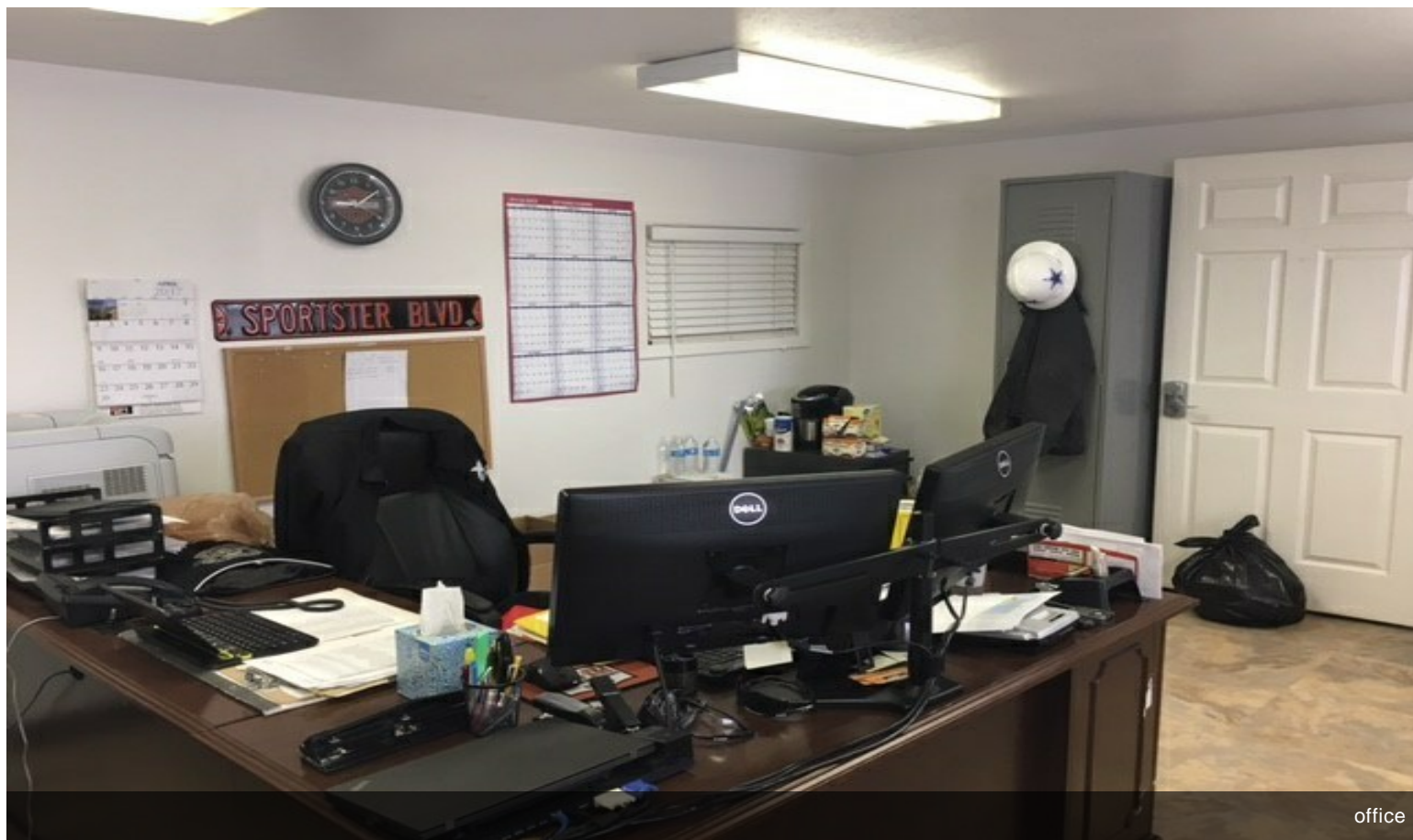
Space Available	9,049 SF
Rental Rate	\$15 /SF/Year
Space / Lot Type	Warehouse
Lease Type	NNN
Date Available	Jul 2017



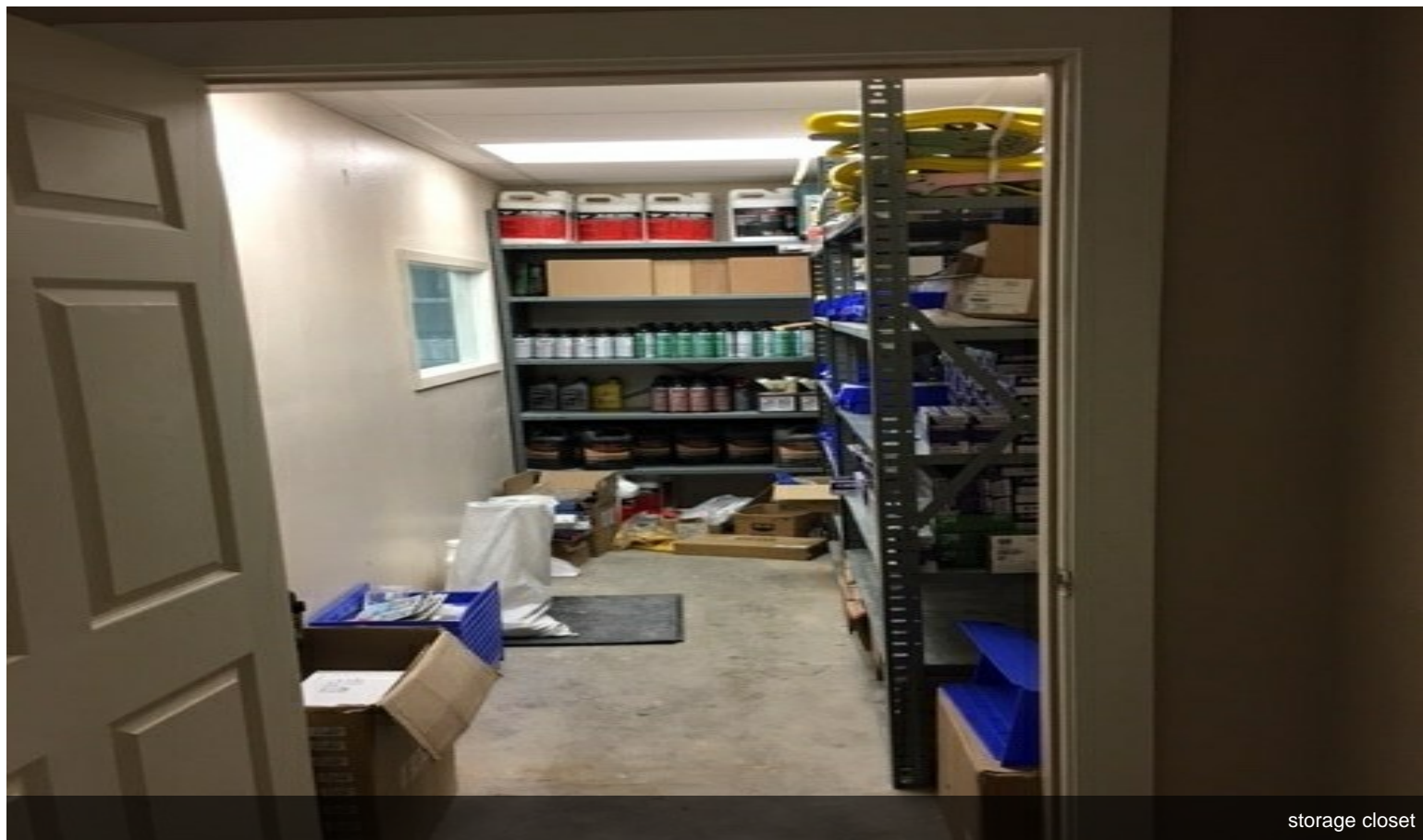
8220 State Highway 191, Midland, TX 79707

Property is located in Midland County off 191 between Midland and Odessa.

Property Photos



office



storage closet

Property Photos

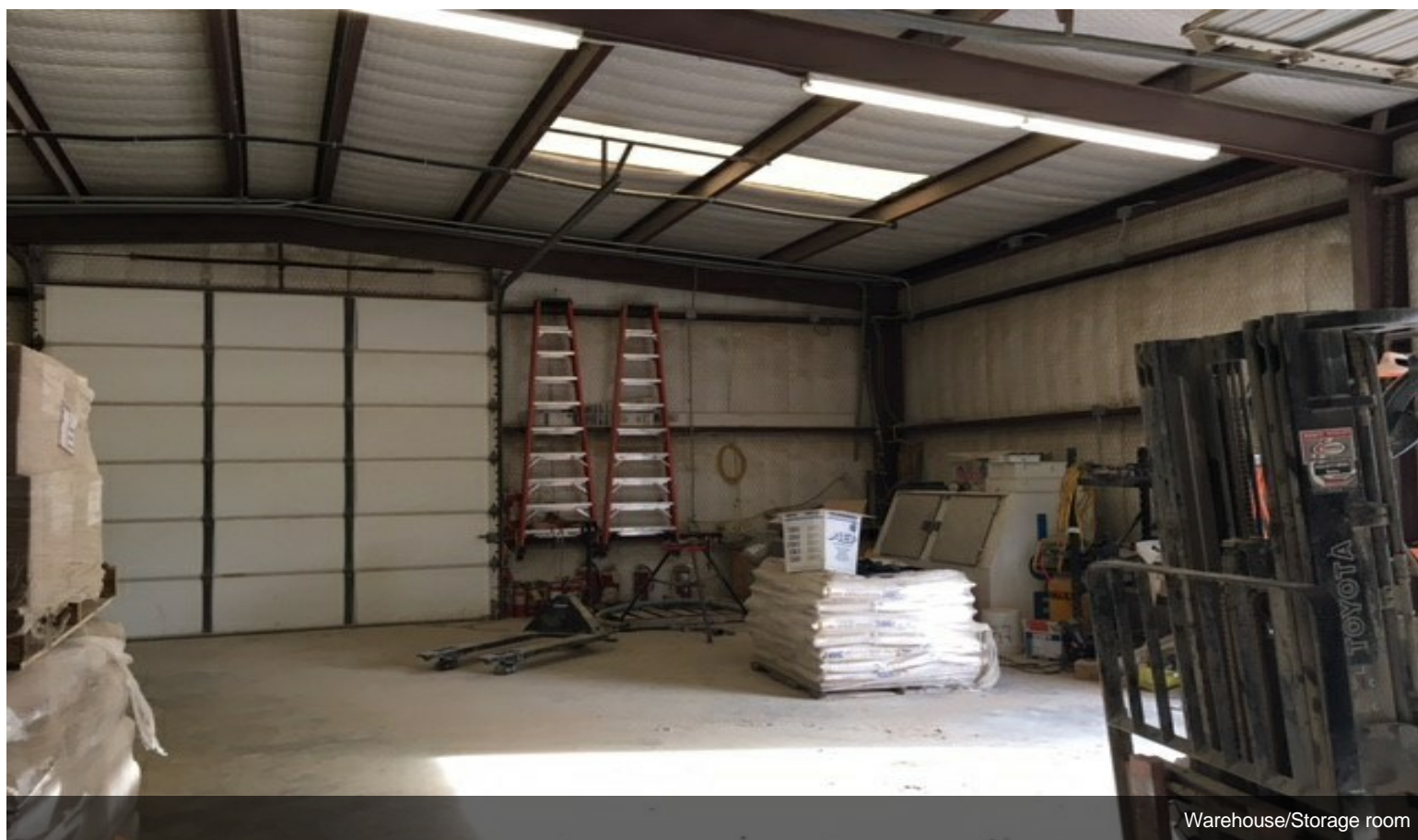


Break Room/File Room



office

Property Photos



Property Photos



Warehouse



exterior warehouse

Property Photos



exterior office



warehouse 2

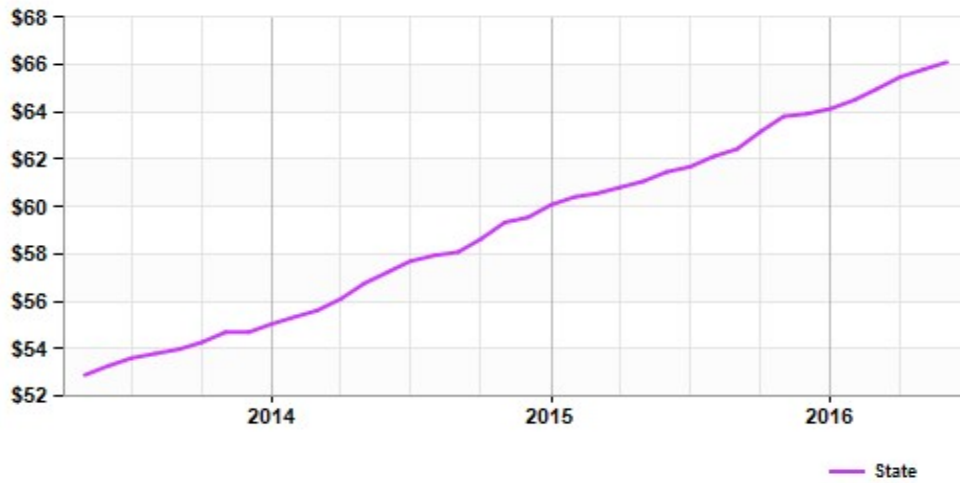
Property Photos



Exterior

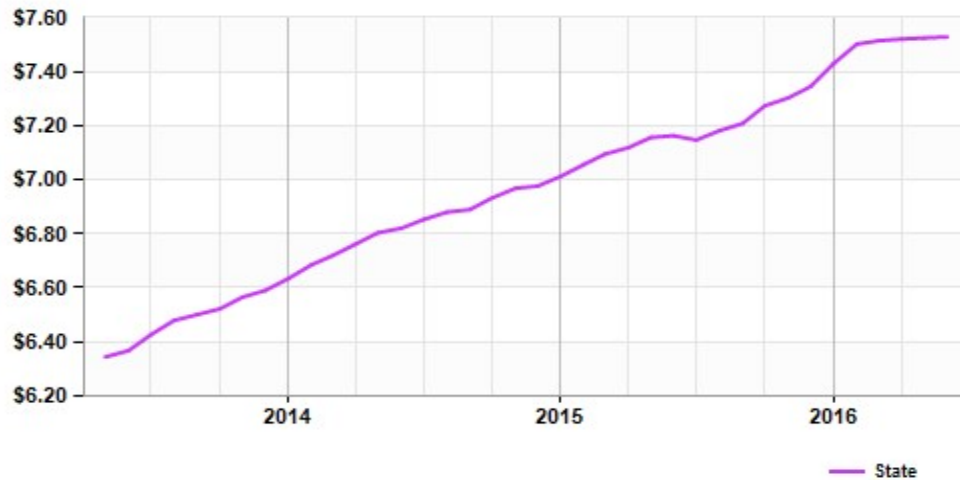
Market Trends

Asking Prices Industrial for Sale Midland, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$66	+1.8%	+7.5%

Asking Rent Industrial for Lease Midland, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$7.53	+0.2%	+5.1%