



**Don't wait to buy real estate,  
buy real estate and wait.**



*\*AI generated mockup for visual*

## Highlights

New construction in the Antelope Trail industrial hub, one of the Permian Basin's premier locations. Estimated completion: September 1, 2025. Includes 1,800 SF of office (expandable to 3,600 SF) and 9,000 SF of shop space, with optional shop and wash bay add-ons.

### Property Details

Lease Rate	\$20.50/SF/YR
Monthly Rate	\$18,450
Lot Size	2.86 Acres
Building Size	10,800 SqFt
Office	1,800 SqFt
Shop	9,000 SqFt

# Office Details



*\*AI generated mockup for visual*



6 Offices



Conference Room



3 Total Bathrooms



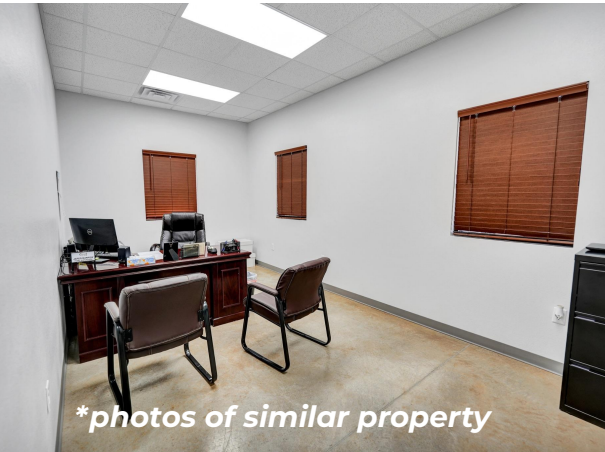
Breakroom



Reception



1,800 SqFt Unfinished Mezzanine



*\*photos of similar property*

5915 WCR 135  
Midland, TX 79706  
[www.investtexas.com](http://www.investtexas.com)

  
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# Shop Details

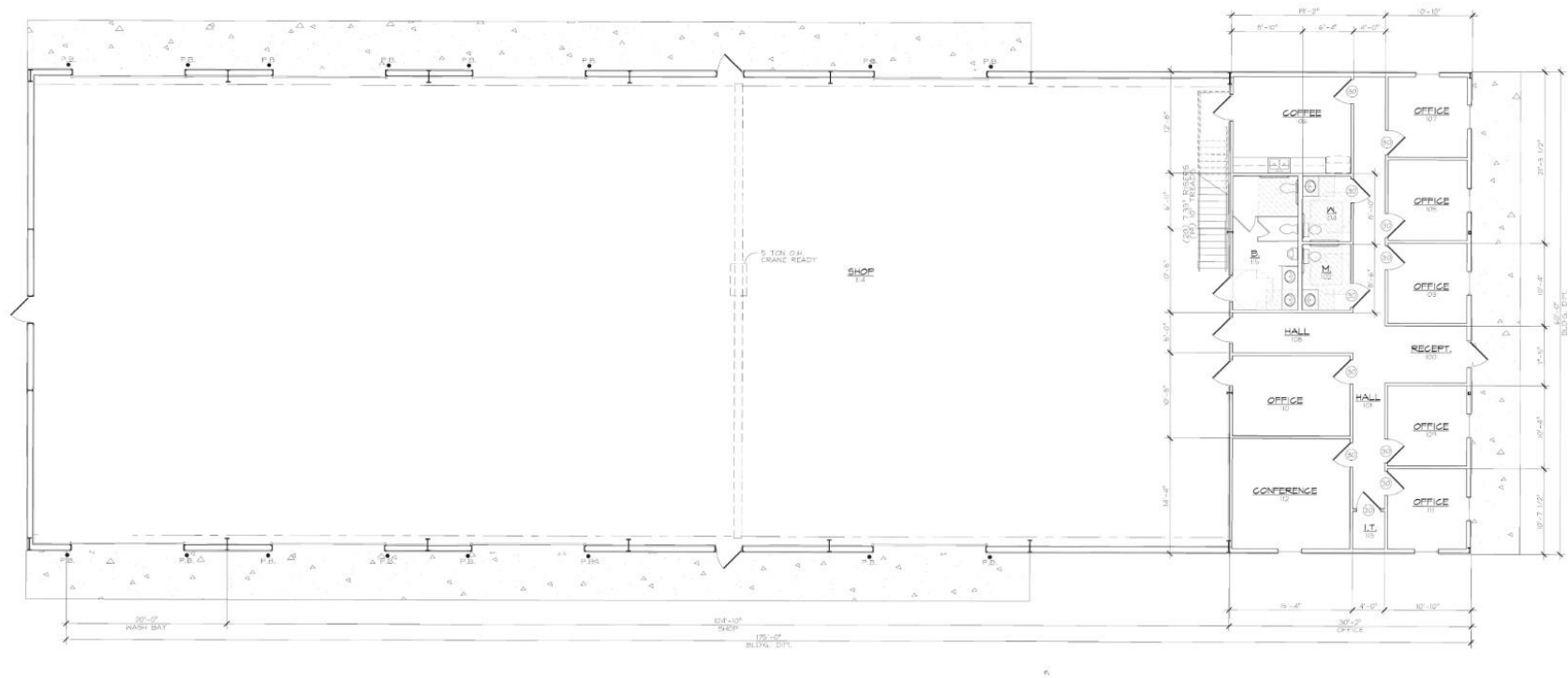
9,000 SqFt of shop space for your operational needs

- 5-ton crane ready
- Optional wash bay buildout

*\*photos of similar property*



# Floor Plan





## Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

### **Tyler Hudgins**

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Sales Associate  
(432) 634-8057  
Hudgins@InvestTexas.com

### **Lance White**

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Co-Owner/Broker  
(432) 894-2193  
White@InvestTexas.com



**Investment**



**Land**



**Commercial**