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Highlights

Located on 40.94 acres in Midland, TX, this 94,274 SqFt industrial complex comprises multiple buildings with extensive office space, crane-served shop areas, and a large improved yard. With multiple access points and heavy-duty infrastructure, it's built for large-scale operations. **Available January 2026.**

Property Details

Total SqFt	94,274 SqFt
Total Land	40.94 Acres
Parking	4 Dedicated Parking Lots
Base Material	Predominantly Asphalt & Concrete
Access Points	1 entrance from SCR 1250 2 entrances from Big Blue Ave

Listing Price **\$20,000,000**



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Office Layout

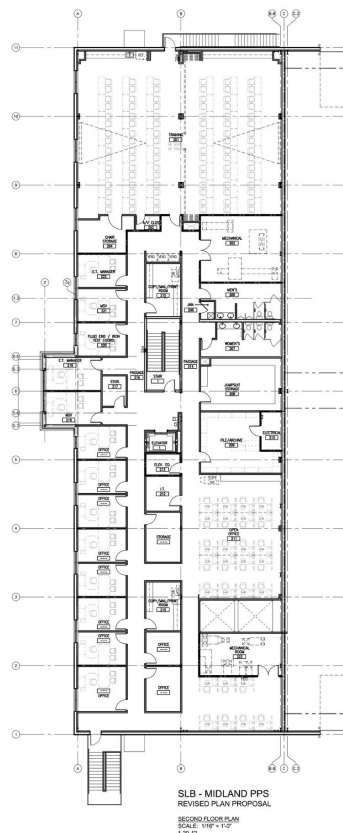
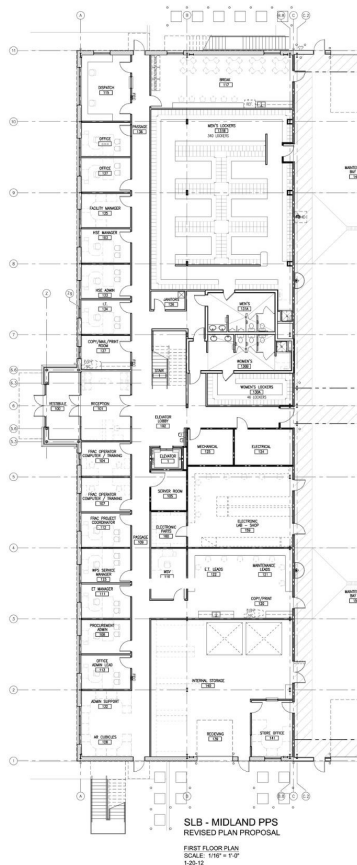
This two-story facility offers a highly functional and well-balanced office layout designed to support operational efficiency. The first floor includes 17 private offices, multiple meeting and training rooms, a spacious break area, and extensive locker room facilities. The second floor adds 15 additional offices, open workstations, and a large 96-seat training room. With a mix of private, collaborative, and support spaces, the layout is ideal for high-capacity teams and industrial operations.

Utilities & Systems

- City Water & City Sewer
- Full Fire Sprinkler System
- Heated Shop
- Security Cameras Throughout Interior & Exterior

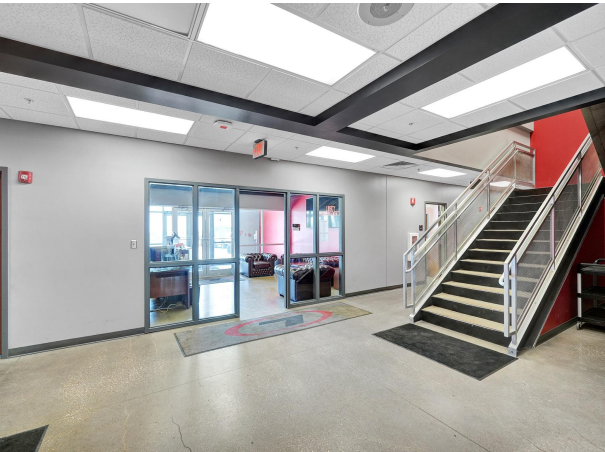
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Amenities

- 12,400 SF Office (First Floor)
- 12,400 SF Office (Second Floor)
- Total # of Offices
 - 1st Floor: 17
 - 2nd Floor: 15
- (3) Staircases
- (1) Elevators
- (5) Conference Rooms
- Training Room: 96 seats, 48 tables (convertible to 2 conference rooms)
- Locker Rooms:
 - Men's – 340 Lockers
 - Women's – 46 Lockers
- (2) Open Office Areas
- (2) Computer Rooms (1 office-access, 1 shop-access)
- (1) Dispatch Room
- Multiple File/Storage Rooms



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Industrial Spaces

Property Breakdown

Main Shop	41,700 SqFt
Wash Bay	9,200 SqFt
Fuel Island	4,524 SqFt
Canopy Building	12,800 SqFt
Small Office	1,250 SqFt



Main Shop Specs

The main shop is configured for heavy-duty industrial use with excellent access and flow featuring a total of 16 overhead doors positioned along the north and south sides of the building. This drive-through layout is optimized for equipment and vehicle movement, with ample clear span space between bays and overhead crane coverage throughout. The design supports efficient circulation for large-scale operations, making it ideal for service, maintenance, or logistics-based users.

41,700 SqFt

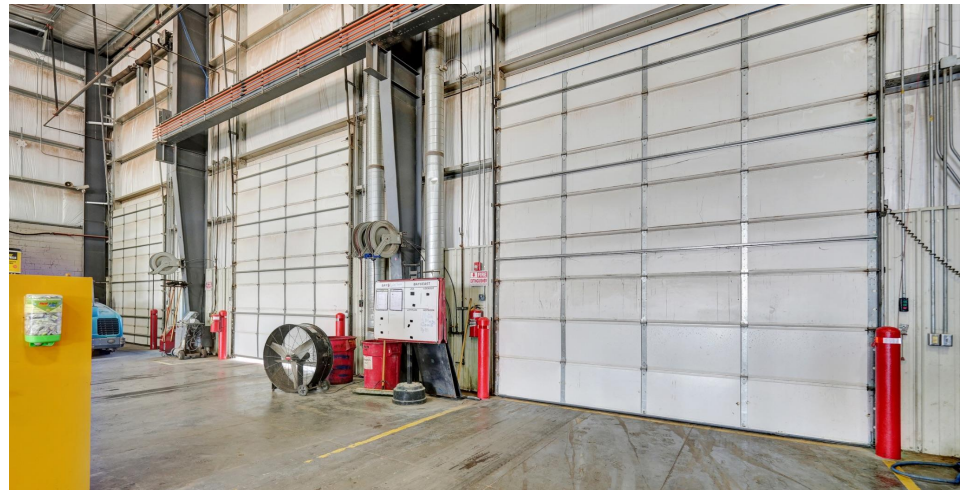
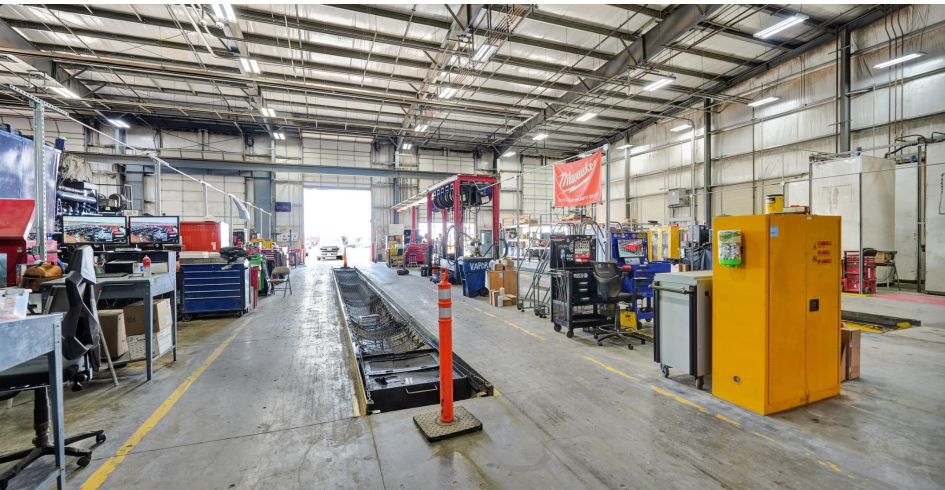
(16) 14X16' Overhead Doors

(4) 10-Ton Cranes

(17' Hook Height)

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Additional Improvements

Wash Bay

9,200 SqFt

(6) Overhead Doors

(1) 2-Ton Crane



Fuel Island

4,524 SqFt



Additional Improvements

Canopy Building

12,800 SqFt

(12) Overhead Doors

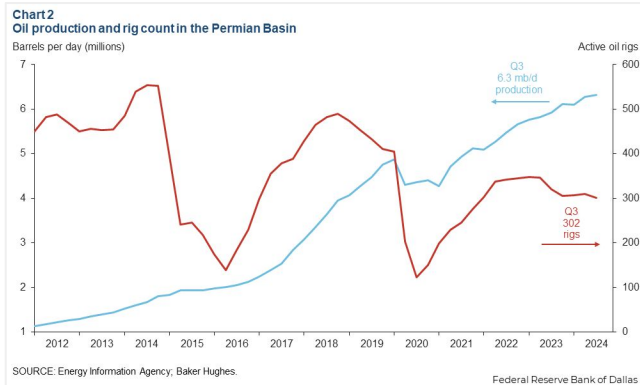
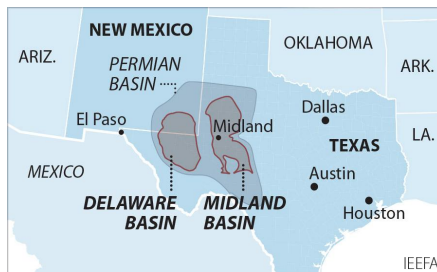


Smaller Office

1,250 SqFt



The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware Basin, and Central Basin Platform.



Oil production and rig count in the Permian Basin, 2012–2024.

Blue line = oil output (million barrels per day); Red line = active drilling rigs.

Production has hit record highs despite a lower rig count in recent years (source: dallasfed.org)

Location Overview: Permian Basin

Industry Trends



Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](https://ycharts.com)).



Rig Count: The number of active drilling rigs in the basin stands at 291, a slight increase from earlier in the year but still down 4% compared to the same period last year (source: [Midland Reporter-Telegram](https://midlandreporter-telegram.com))



Investment Activity: Despite some market volatility, companies like U.S. Energy Development Corporation plan to invest up to \$1 billion in Permian projects throughout 2025, indicating **sustained confidence** in the region's potential (source: [Oil Gas Leads+IPR Newswire+I](https://oilgasleads.com))





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Investment



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