



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



## Highlights

Industrial building built in 2022 with 10,500 SF office/warehouse and 1,800 SF mezzanine. Crane-ready (5-ton). Located in Midland's industrial hub with easy access to major routes.

### Property Details

Lease Rate	\$15.30/SF/YR
Monthly Rate	\$13,387.50
Building Size	10,500 SqFt
Lot Size	1.26 Acres
Year Built	2022



7509 W Industrial Ave #H  
Midland, TX 79706  
[www.investtexas.com](http://www.investtexas.com)



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5 offices

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Conference room

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Reception area

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Breakroom

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5-ton crane ready

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**Invest Texas**  
REAL ESTATE



## Creating Wealth Through Real Estate

Invest Texas Real Estate 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.

### Invest Texas Real Estate

5400 N. Big Spring Street  
Suite B Midland, Texas 79705  
**(432) 777-7022**  
www.investtexas.com

### Tyler Hudgins

Sales Associate  
**432-634-8057**  
hudgins@investtexas.com

### Lance White

Co-Owner/Broker  
**432-894-2193**  
white@investtexas.com