



**Don't Wait to Buy Real Estate,
Buy Real Estate and Wait.**

For Lease: 1518 E. County Rd 140 Midland, TX 79706 | www.investtexas.com



Highlights

Industrial property available for lease with 9,850 SF on 4.48 acres with easy access to Hwy 349 and Hwy 158. Main features include six offices, a double wash bay and (6) 14x16 overhead doors.

Property Details

Lease Rate	\$17.50/SF/YR
Monthly Rate	\$14,365/Mo
Building Size	9,850 SqFt
Lot Size	4.48 Acres
NNN Expenses	\$1,200/Mo



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Features



☐☐ 1,700 SqFt Office
☐☐

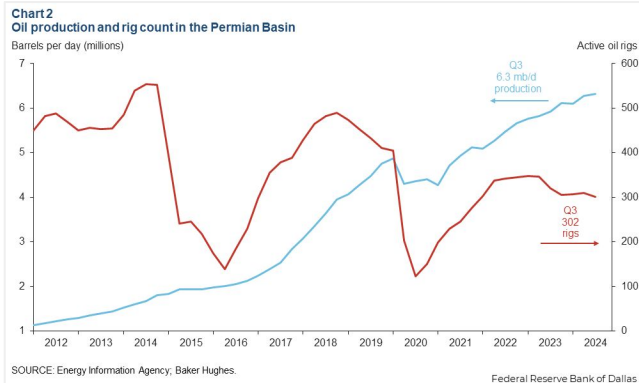
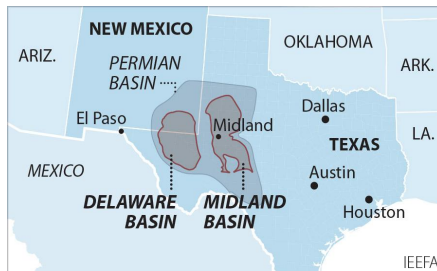
☐☐ 5,600 SqFt Shop
☐☐

☐☐ 2,500 SqFt Double Wash Bay
☐☐

☐☐ (6) W:14 X H:16 OH Doors
☐☐

☐☐ 20'x30' Paint Booth
☐☐

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+1](https://oilgasleads.com))



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.

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Investment



Land



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