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For Lease: 11424-A W. County Rd 35 Midland, TX 79707 | www.investtexas.com

Highlights

A versatile 5,000 SF industrial building on 2 acres, offering prime functionality for light industrial, fabrication, or service-based operations. Built in 2016 and freshly updated with new office paint and epoxy-sealed warehouse floors, this property provides a clean, professional environment ready for immediate occupancy. The balance of office and shop space, paired with ample yard area and multiple overhead doors, makes this facility a standout option for users needing efficiency and accessibility.

Property Details	
Lease Rate	$18/SF/YR
Monthly Rate	$7,500
NNN Expenses	$498
Lot Size	2 Acres
Building Size	5,000 SqFt
Year Built	2016

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Features

1,250 SqFt Office Space

3,750 SqFt Shop Space

4 Offices

(4) 12 X 14 OH Doors

22’ Eave Height

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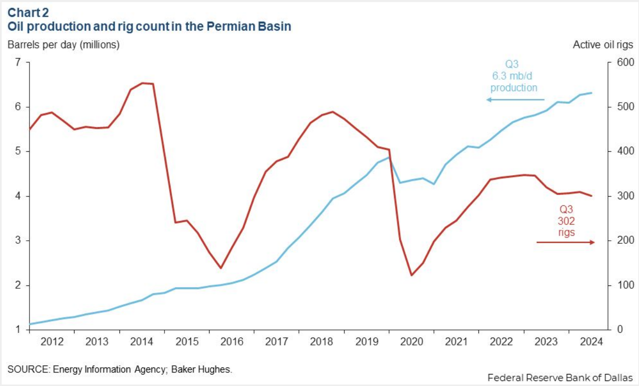
EXIT


5 TON

Location Overview:
Permian Basin

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)

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 (souce: YCharts)

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)

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+1PR Newswire+1)

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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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