



For Lease: 11424-A W. County Rd 35 Midland, TX 79707 | [www.investtexas.com](http://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	\$513.23
Lot Size	2 Acres
Building Size	5,000 SqFt
Year Built	2016



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# Features



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1,250 SqFt Office Space

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3,750 SqFt Shop Space

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4 Offices

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(4) 12 X 14 OH Doors

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22' Eave Height

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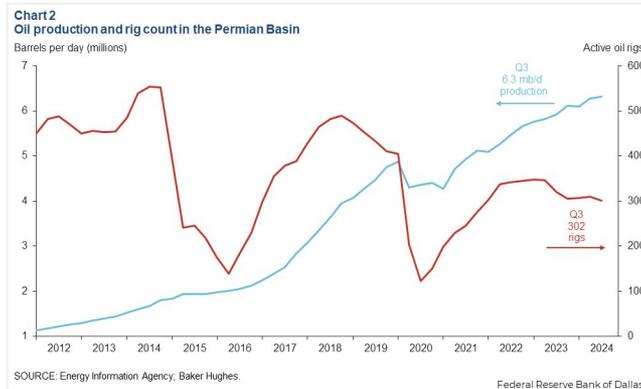
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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises 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](https://www.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://www.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://www.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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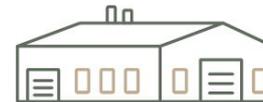
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