





## Highlights

Located just outside the heart of Odessa, this versatile industrial property offers an ideal combination of shop and office space on a fully fenced 1.46-acre site. Designed for heavy industrial users, the building provides high clear heights, multiple overhead doors, and a crane, —ensuring functionality for a wide range of operations.

### Property Details

Lease Rate	\$10.56
Monthly Rent	\$9,500
Total SqFt	10,800
Lot Size	1.46
Min. Lease Term	3 yr





### Property Highlights

10,800 SF on ±1.46 Acres

1,300 SF Office with Reception, Conference & 5 Offices (2 in Shop)

10-Ton Crane Installed

5 Overhead Doors (1 – 18', 2 – 16', 2 – 14')

3-Phase Power

Well Water & Septic

NNN lease at \$10.56/SF/YR, available for immediate occupancy

### LOCATION OVERVIEW

This facility is located in Midland County, just minutes from key Permian Basin industrial corridors:

- Immediate access to W County Rd 129 with excellent connectivity to Interstate 20
- ½ mile from FM 1788 and 1.5 miles from W Industrial Ave
- 5 miles from Midland International Airport, providing regional and national connectivity
- Strategic location for companies serving Midland, Odessa, and surrounding energy markets









400 E Loop 250 Frontage Rd N  
Ste 111 Midland, TX 79705  
[www.investtexas.com](http://www.investtexas.com)

  
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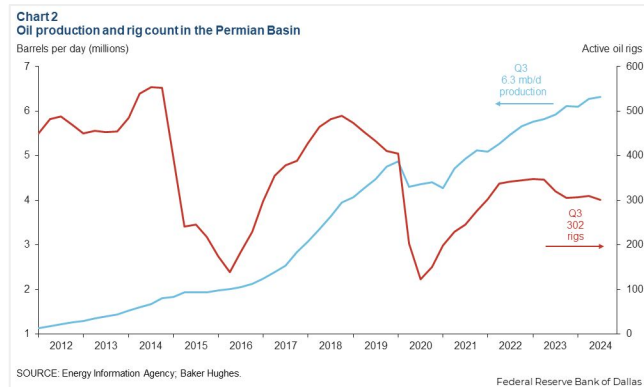
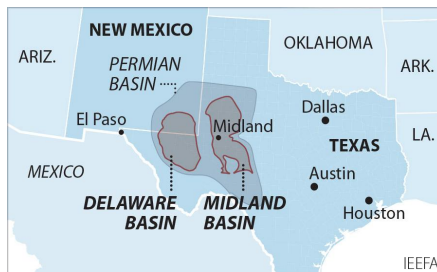








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware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

### Lance White

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Co-Owner/Broker

(432) 894-2193

White@InvestTexas.com

### Robert LaFrance

---

Co-Owner/Associate

(254) 855-9179

LaFrance@InvestTexas.com



**Investment**



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