





Highlights

Modern 3,000 SF industrial/flex facility with a balanced mix of office and shop space on a secured lot. Ideal for oilfield service, light manufacturing, or regional distribution operations seeking a strategic Midland location with excellent highway access.

Property

Lease rate	\$19.00/SF/YR
Monthly rate	\$4,750/Month
Building size	3,000 SqFt
Lot size	0.450 acres
NNN	\$400/Month



Property Highlights

3,000 SqFt

5 Offices

Conference Room

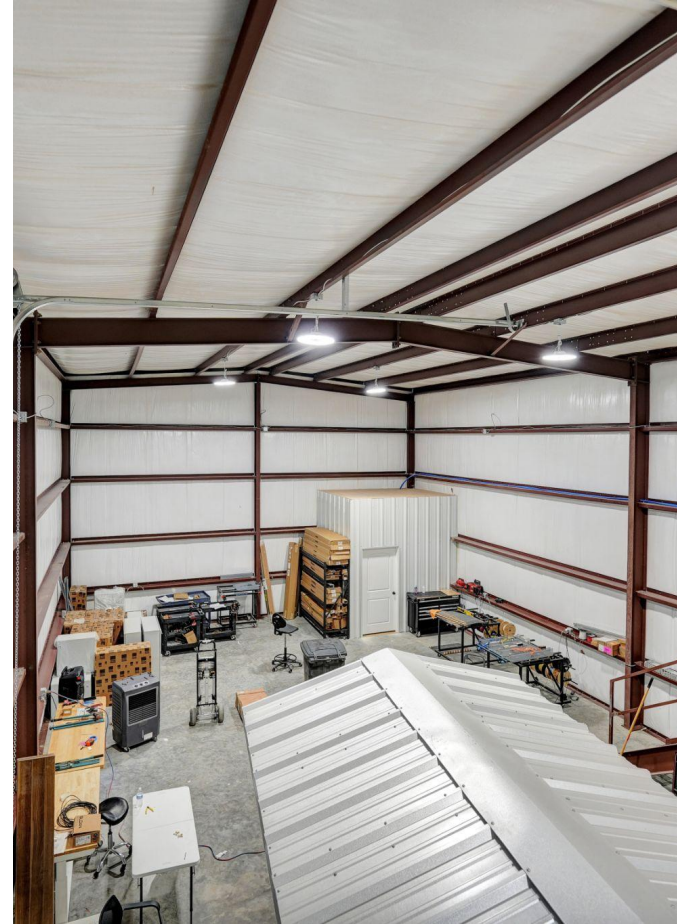
Break Room

3 Bathrooms

LOCATION OVERVIEW

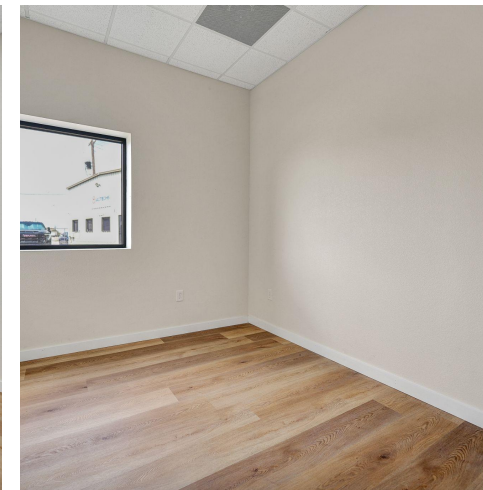
Positioned within Midland's core industrial service corridor, the property provides excellent connectivity and visibility for energy and industrial users.

- Quick access to Interstate 20, Loop 250, and Highway 80 for regional distribution
- 10 minutes to Midland International Air & Space Port
- Surrounded by oilfield service companies, equipment yards, and energy logistics operations
- Strong location for oil & gas service, fabrication, and light industrial users seeking a Midland base

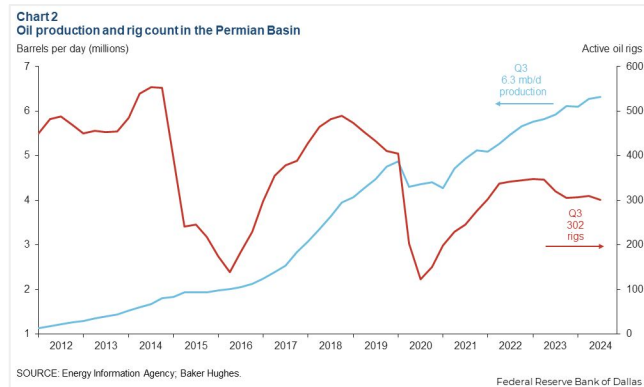
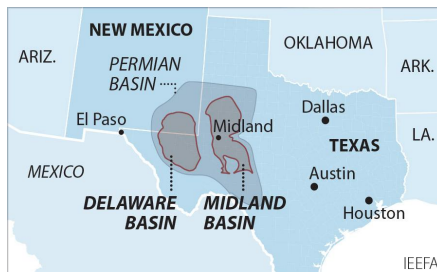


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REAL ESTATE



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))



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Investment



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