

**Free Rent / Discounted Rent Options**



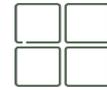
## Highlights

New construction in the Antelope Trail industrial hub, one of the Permian Basin's premier locations. Includes 1,800 SF of office (expandable to 3,600 SF) and 9,000 SF of shop space, with optional shop and wash bay add-ons.

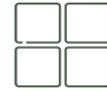
### Property Details

Lease Rate	\$17.75/SF/YR
Monthly Rate	\$15,975
Lot Size	3 Acres
Building Size	10,800 SqFt
Office	1,800 SqFt
Shop	9,000 SqFt

# Office Details



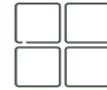
6 Offices



Conference Room



3 Total Bathrooms



Breakroom



Reception



1,800 Sq Ft Unfinished Mezzanine



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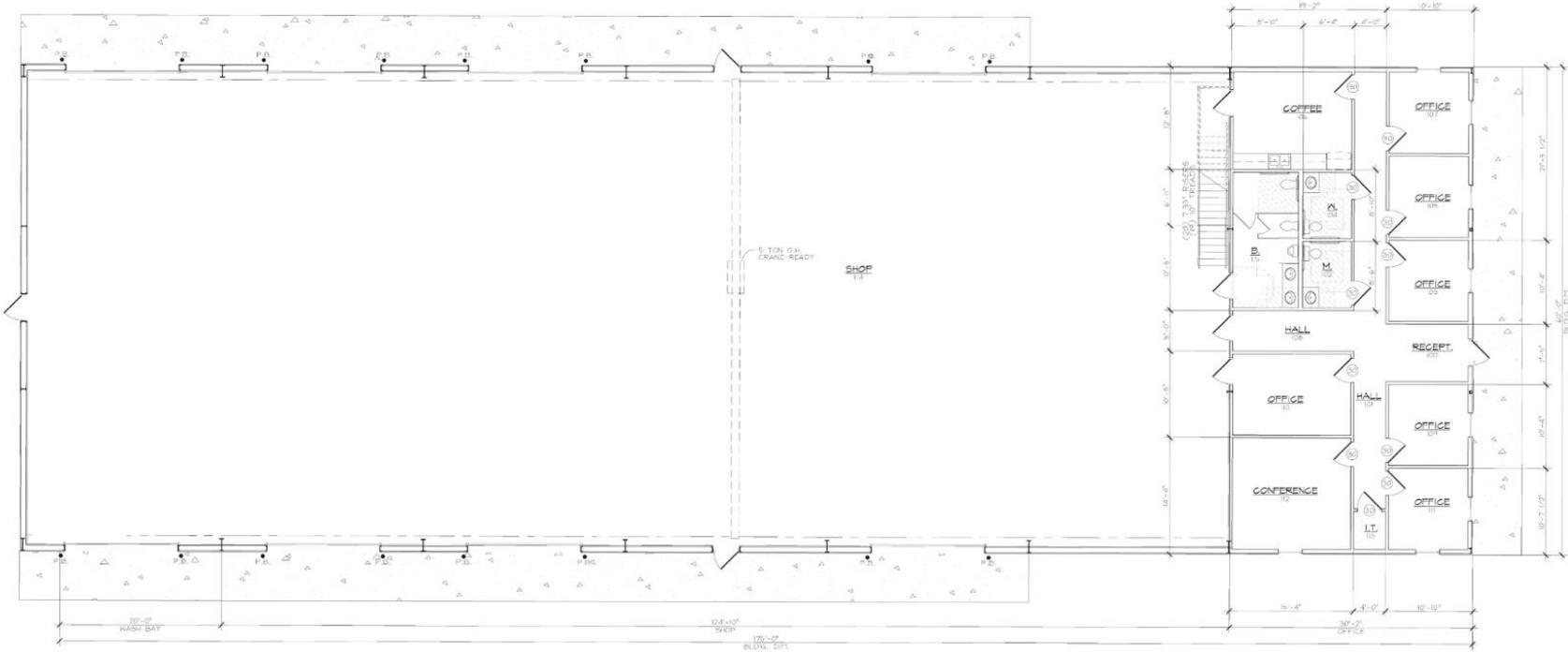
# Shop Details

9,000 Sq Ft of shop space for your operational needs

- 5-ton crane ready
- Optional wash bay buildout



# Floor Plan





## 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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