



**Don't Wait to Buy Real Estate,
Buy Real Estate and Wait.**

6300 W I-20 Midland, TX 79705 | www.investtexas.com



Highlights

Modern industrial facility offering a flexible mix of office and shop space with excellent I-20 frontage. Designed for heavy-duty operations, the property provides ample yard area, high-clearance access, and strong visibility, making it ideal for oilfield service, fabrication, or regional distribution users seeking a prime Midland location.

Property Details

Price	\$8,500,000
Total Building SF	64,640
Price/SF	\$131.50
Acres	10.00
Year Built	2006



LOCATION OVERVIEW

This site sits directly on Interstate 20, placing it at the center of Midland–Odessa's thriving industrial and energy corridor. Its strategic frontage and proximity to key routes make it ideal for oilfield service, distribution, and heavy industrial users.

- Immediate access to Interstate 20 for seamless regional and interstate distribution
- Roughly 10 minutes to Midland International Air & Space Port
- Surrounded by established oilfield service, logistics, and equipment yards
- Central to the Permian Basin's oil and gas supply network
- Perfect for industrial operations requiring secure yard space and heavy-duty infrastructure



Property Highlights

Training Room

(3) Wash Bay

(2) 5-Ton Crane Installed

30+ Overhead Doors

Covered Parking

2 Wireline Testing Bunker

Gate Guard Shack

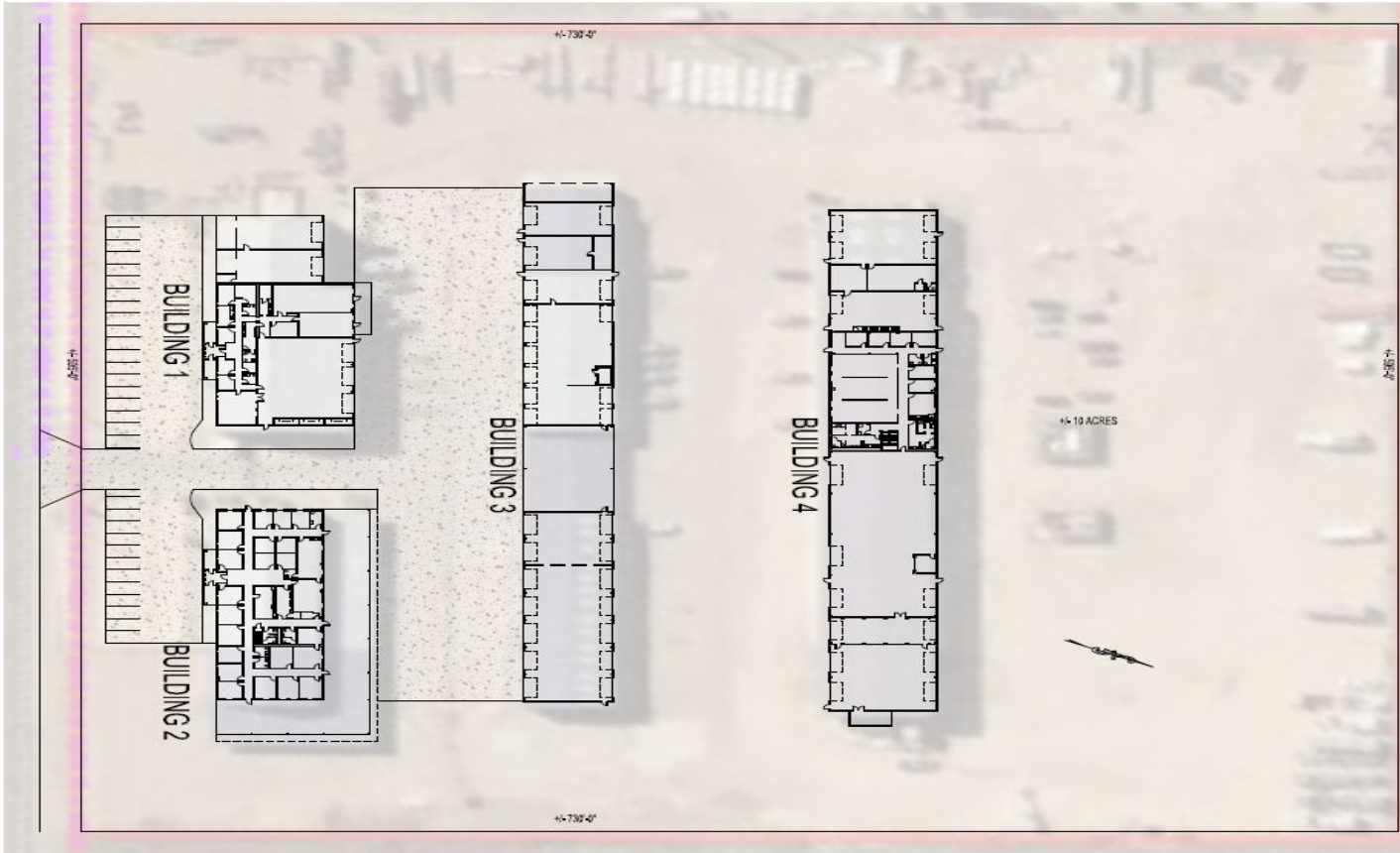
3 Kitchens

4 Buildings

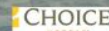
(2) Mens Locker Room / (1) women's locker room



Building One		Building Three	
Office SF	4,718	West Shop	7,881
Shop SF	3,479	East Shop	7,048
Wash-Bay SF	3,045		
Building 1 SF	11,242	Building 3 SF	14,929
Building Two		Building Four	
Office SF	8510	Office SF	6,474
Shop SF	2,080	Shop SF	16,051
		2nd Story Office/Storage	5,354
Building 2 SF	10,590	Building 4 SF	27,879
Total Building SF			64,640



Downtown Midland



Loop 250

I-20



6300 W I-20 Midland, TX 79705
www.investtexas.com

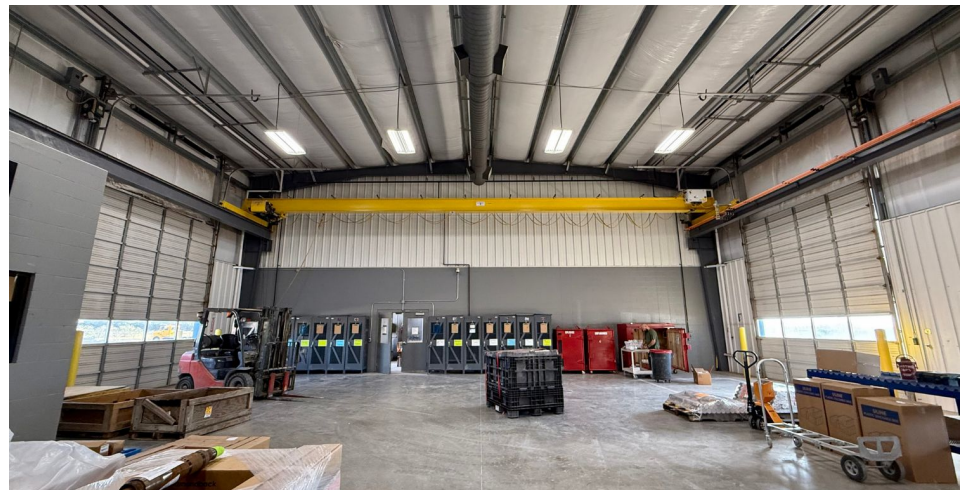
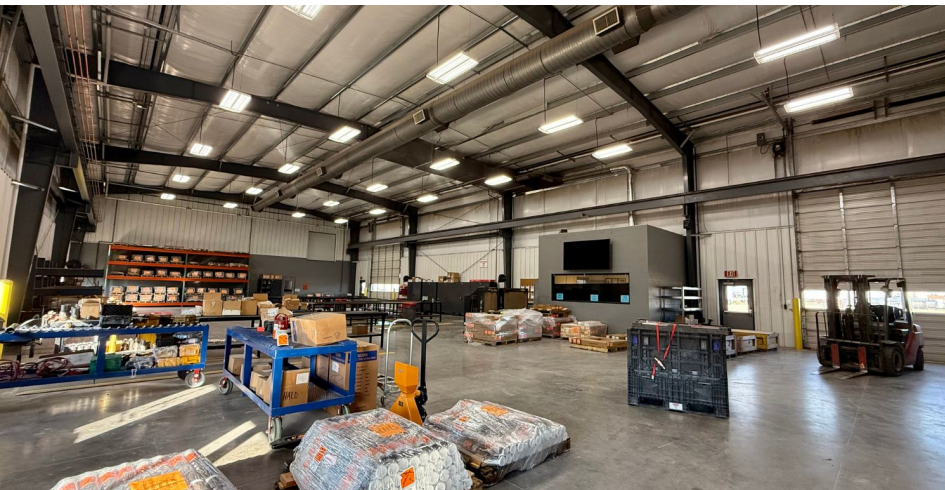

Invest Texas
REAL ESTATE



6300 W I-20 Midland, TX 79705
www.investtexas.com


Invest Texas
REAL ESTATE



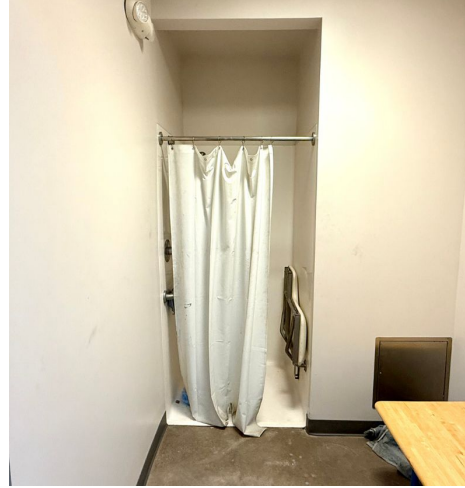


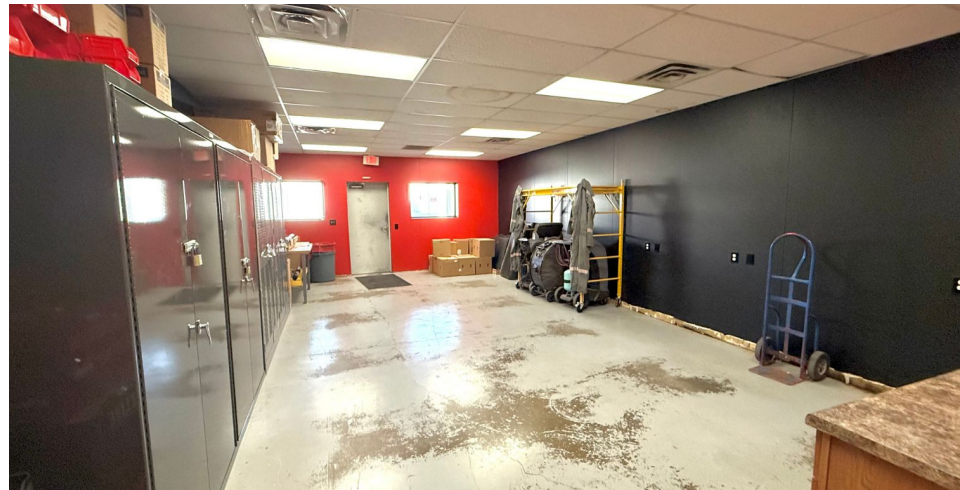


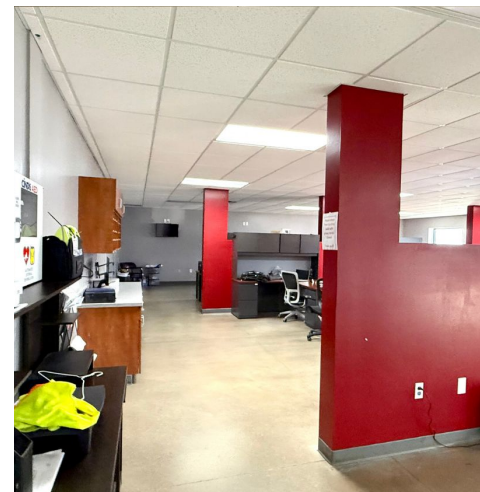
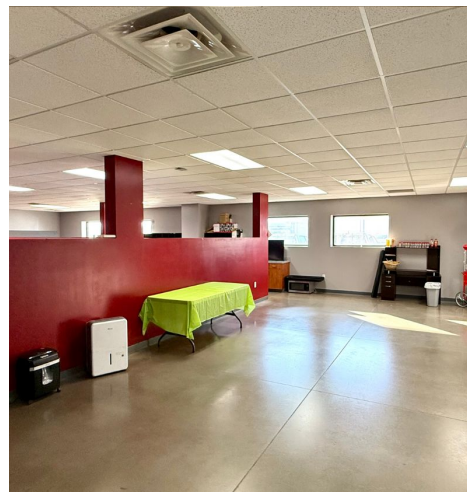
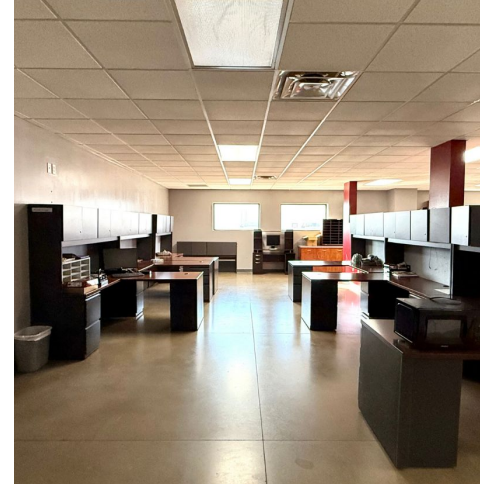
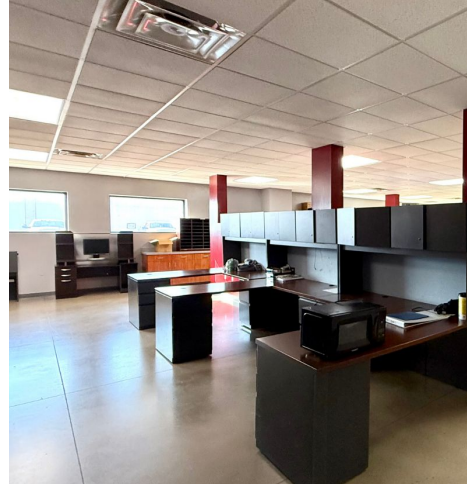


6300 W I-20 Midland, TX 79705
www.investtexas.com


Invest Texas
REAL ESTATE

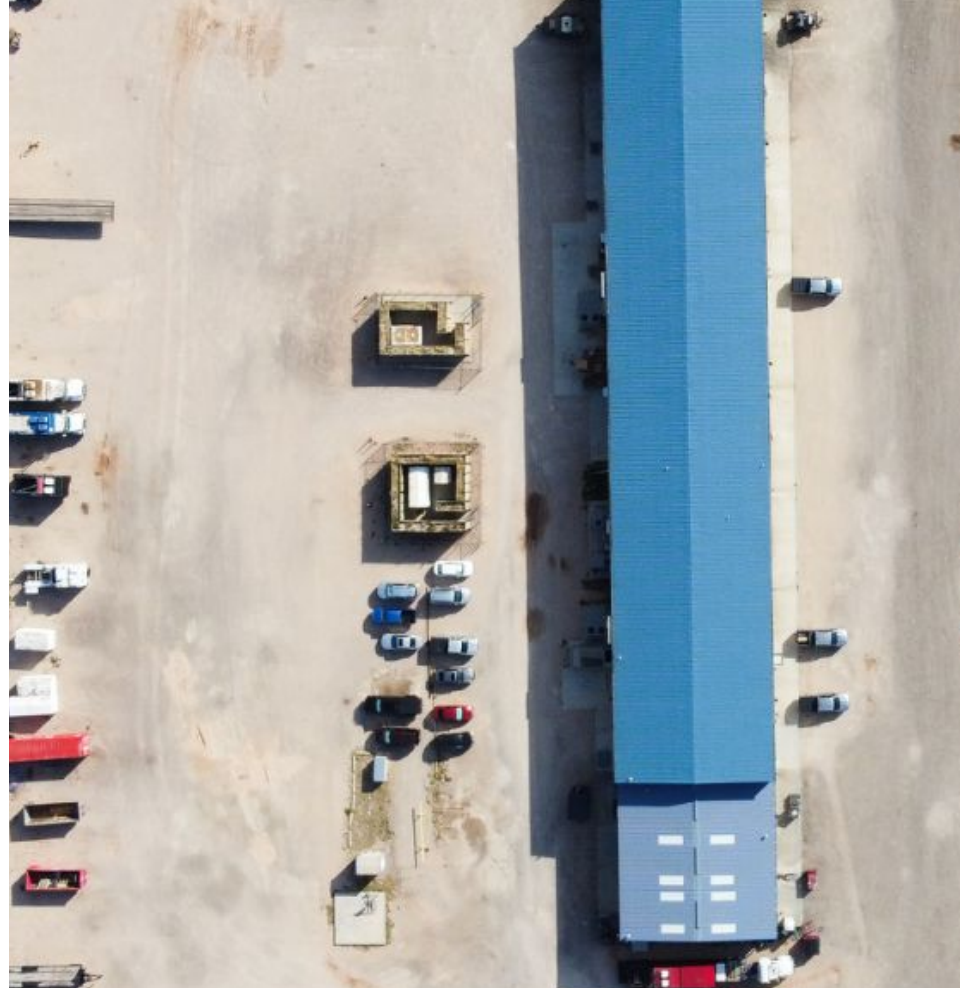








6300 W I-20 Midland, TX 79705





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+I](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

Co-Owner/Broker

(432) 894-2193

White@InvestTexas.com

Robert LaFrance

Co-Owner/Associate

(254) 855-9179

LaFrance@InvestTexas.com



Investment



Land



Commercial