





## Highlights

A new  $\pm 11,500$  SF industrial facility on  $\pm 4.4$  acres along Antelope Trail, featuring modern two-story office space, a dedicated wash bay, and multiple oversized overhead doors. Offered on an NNN lease, this property is ideal for oilfield service, trucking, or equipment operations requiring secure yard space, functionality, and strong visibility within Midland's growing south corridor.

### Property Details

Rent/SF/YR	\$21.00
Monthly Rent	\$ 20,125
Total Building SF	11,500 SqFt
Acres	4.40 Acres
Office SF	4 ,000 SqFt
Shop SF	6,000 SqFt
Wash Bay	1500 SqFt

## Location Highlight

Located on Antelope Trail with excellent frontage visibility, this property sits in Midland's active industrial corridor south of I-20. The site offers easy access to regional thoroughfares and proximity to major oilfield service companies, providing unmatched connectivity for logistics and operations.

- Prominent Antelope Trail frontage
- Quick access to Interstate 20 and Highway 349
- Surrounded by oilfield and industrial service operations
- Approximately 15 minutes to Midland International Air & Space Port

### Property Details

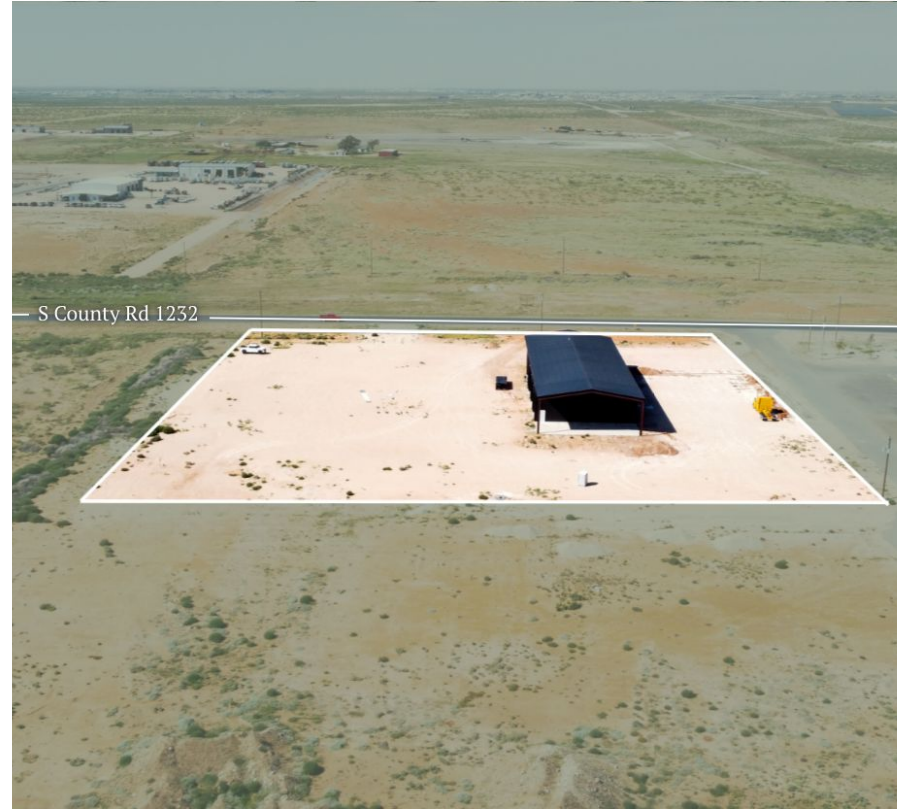
11 Offices

2 Conference Rooms

5 Bathrooms

Reception

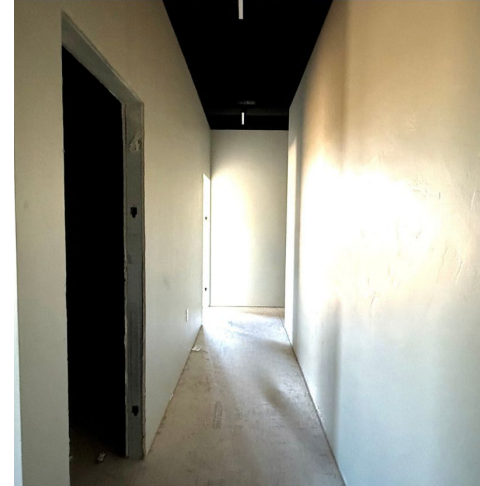
Breakroom



















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))





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