

Single Tenant NNN Investment

9.25% Cap Rate | \$2,610,000



TBD S County Rd 1232
Midland, TX 79706

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Buy Real Estate and Wait.**

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(432) 777-7022

Highlights



TBD S County Rd 1232, Midland, TX 79706

Location

Strategically positioned off S CR 1232 in Midland, TX—the heart of the Permian Basin—this property offers exceptional access to major service routes and regional oilfield infrastructure. The ±26-acre site delivers abundant laydown capacity, high-clearance shop potential, and a surrounding landscape of established energy service companies and industrial operations.

- Immediate access to S CR 1232 with quick connection to Highway 349, I-20 and Business 20
- Approximately 15 minutes from Midland International Air & Space Port
- Centrally located in the nation's most active oil & gas corridor
- Growing commercial/industrial area with strong long-term development potential

Investment

Prime Class A industrial facility delivering exceptional investment upside with a strong \$241,500 annual NOI and an attractive 9.25% cap rate. Built in 2025, the 11,500 SF warehouse includes 4,000 SF of high-quality office space and sits on an expansive 4.45-acre site.

Property Overview



TBD S County Rd 1232, Midland, TX 79706

Property Summary

Tenant	Total Safety
Address	TBD S County Rd 1232
City, State, Zip	Midland, Tx 79707
Property ID	R000226685
Property Taxes (2025)	TBD
Land Area	4.45 Acres
Building Area	11,500 SqFt
Office Area	4,000 SqFt
Number of Bays	6
Cranes	0 (Crane Ready)
OH Bay Doors	14' x 16'
Wash-Bay Area	1,500 SqFt
Eave Height	25 Feet

Investment Details

NOI	\$ 241,500
Cap Rate	9.25%
Price	\$ 2,610,000



Lease Overview



TBD S County Rd 1232, Midland, TX 79706

Lease Summary

Tenant	Total Safety
Lease Rate	\$21.00/SF/YR
Monthly Base Rent	\$20,125
Annual Base Rent	\$241,500
Rent Increases	1.5%
Term	5 Years
Lease Type	NNN
Commencement	Feb 1st 2026
Expiration	Jan 31th 2031



Investment Overview



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Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1	\$241,500.00	\$20,125.00	\$21.00
2	\$241,500.00	\$20,125.00	\$21.00
3	\$245,100.00	\$20,425.00	\$21.31
4	\$248,760.00	\$20,730.00	\$21.63
5	\$252,480.00	\$21,040.00	\$21.95

Investment Details

NOI	\$ 241,500
Cap Rate	9.25%
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Tenant Overview



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Total Safety is a global leader in industrial safety services, delivering integrated solutions that protect workers and operations across energy, manufacturing, petrochemical, and other high-risk sectors. Headquartered in Texas with 180+ locations worldwide, the company provides full-service safety support—including on-site technicians, PPE, gas detection, fire protection, industrial hygiene, compliance services, emergency response, and advanced digital safety monitoring.

With nearly 4,000 employees and a mission centered on protecting worker wellbeing, Total Safety combines industry expertise, specialized equipment, and innovative technology to help clients reduce risk, maintain compliance, and operate safely and efficiently in any environment.

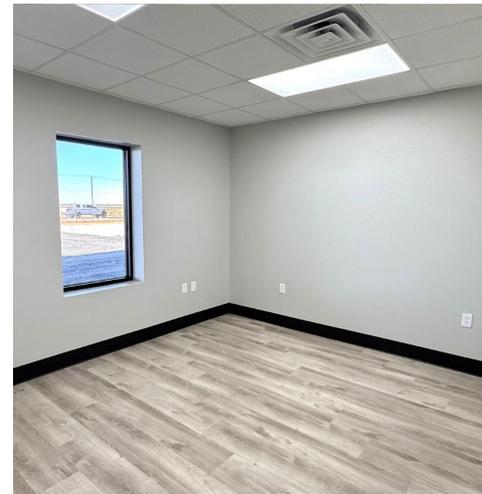
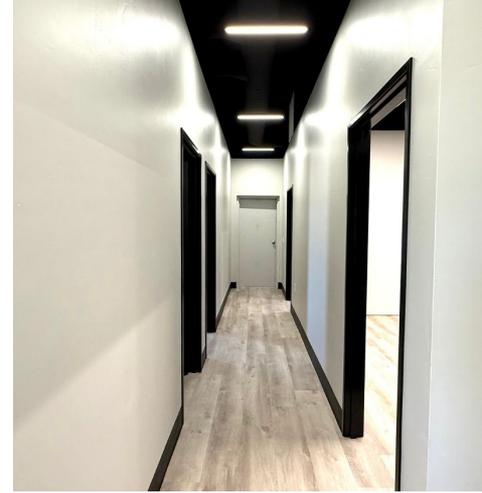
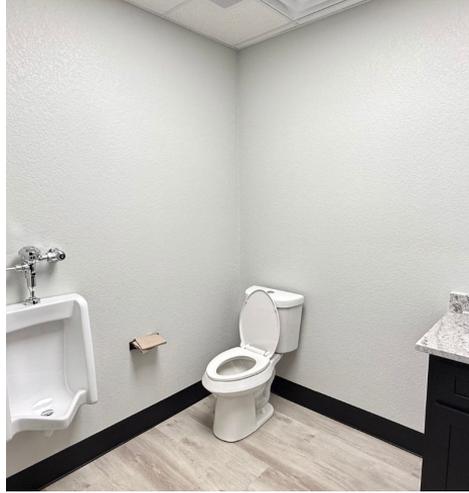
Services

- Safety Staffing & Rescue
- Gas Detection & Monitoring
- Fire Protection Services
- PPE & Equipment Services
- Training and Compliance
- Digital Safety Technology

















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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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Investment



Land



Commercial