





## Highlights

Modern, move-in ready industrial facility available for lease in Midland County, strategically positioned to serve Permian Basin oilfield and industrial operators. This 5,000 SF facility sits on 2.263 acres and offers a functional mix of office and shop space with competitive lease pricing and a minimum 36-month term—ideal for service companies seeking efficiency, visibility, and yard space.

### Property Details

Lease Rate	\$18.00/SqFt
Total SqFt	5,000 SF
Lot Size	2.263 Acres
Min. Lease Term	3 yr
Monthly NNN	\$437.23





3007 W County Rd 130 Midland, TX 79706

### Property Highlights

5000 SF on 2.263 Acres

1,250 SF Office with 3,750 SF Shop Space

4 Overhead Doors

NNN lease at \$18.00/SF/YR, available for immediate occupancy

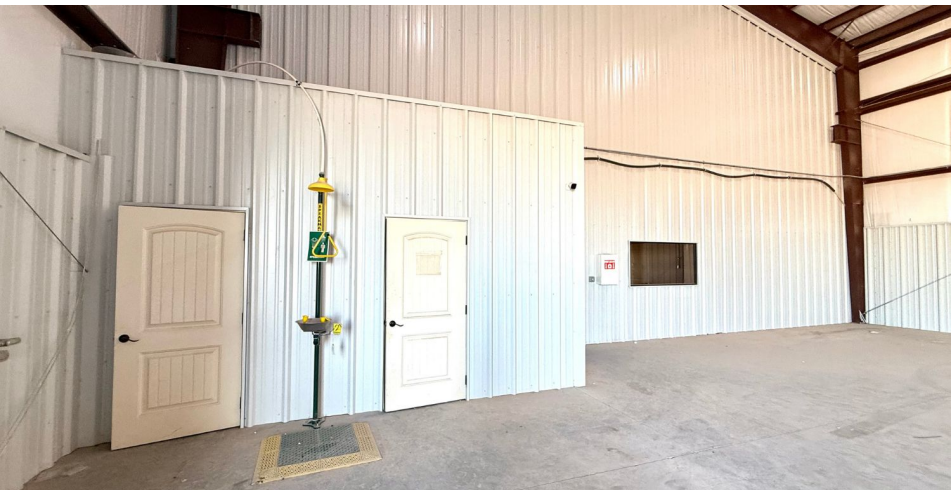
### LOCATION OVERVIEW

This property is located in Midland County within the High Plains area, providing convenient access to key Permian Basin industrial corridors:

- Direct access to W County Road 130
- Short drive to Interstate 20, enabling efficient east-west regional connectivity
- Proximity to Midland's core industrial and energy service markets
- Easily services operations in Midland, Odessa, and surrounding Permian Basin oilfield activity
- Ideal for companies requiring quick mobilization across West Texas







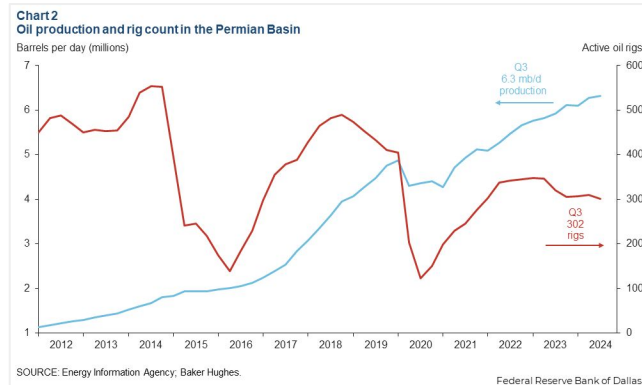
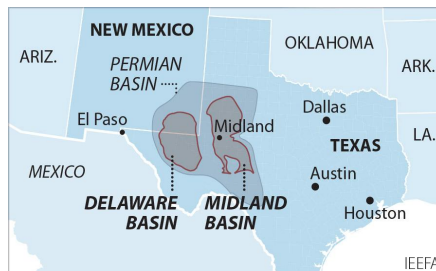








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware 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+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**