



3007 W County Rd 130 Midland, TX 79706 | www.investtexas.com



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 |



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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

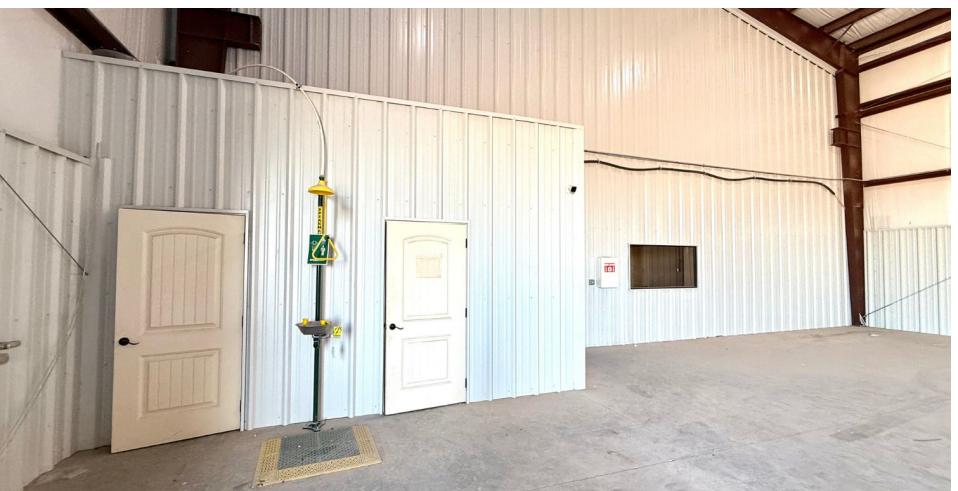
LOCATION OVERVIEW

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

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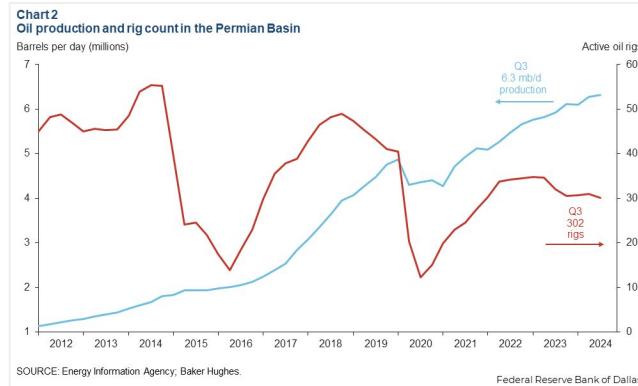








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware 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+1PR Newswire+1](https://oilgasleadsplus.com))





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Investment



Land



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