





Highlights

Modern, move-in ready office/warehouse facility available in South Midland, strategically positioned to support Permian Basin oilfield and industrial operators. This $\pm 6,750$ SF facility sits on ± 4.48 acres and features a well-balanced mix of office and shop space, heavy power, multiple oversized overhead doors, and high-clearance shop capabilities. The expansive site provides ample yard space and room for future expansion, making it ideal for service companies seeking operational efficiency, accessibility, and long-term flexibility.

Property Details

Lease Rate	\$20/SqFt
Total SqFt	6,750 SF
Lot Size	4.48 Acres
Min. Lease Term	3 yr
Monthly NNN	\$1,200



1610 E County Rd 140 Midland, TX 79706

Property Highlights

5000 SF on 4.48 Acres

1,750 SF Office with 6 offices, reception, and large break area.

(6) 14'x16' Overhead Doors

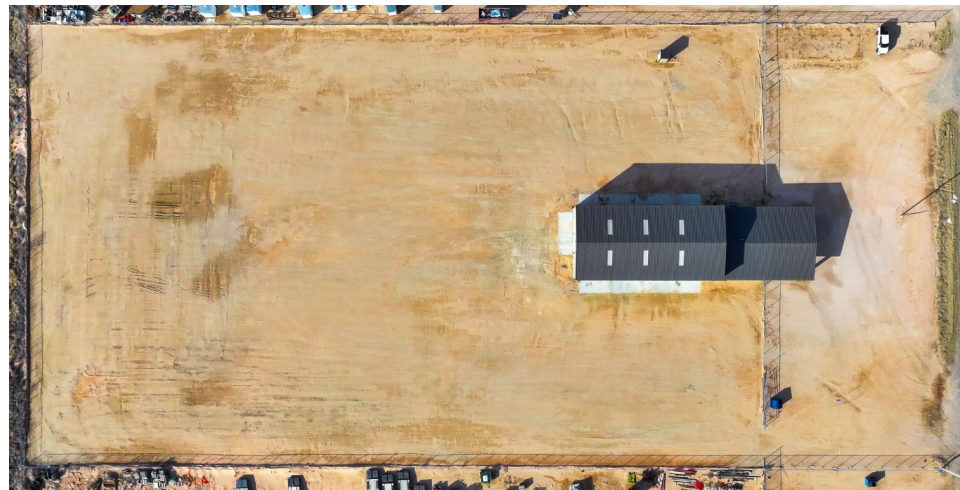
NNN lease at \$20/SF/YR, available for immediate occupancy

LOCATION OVERVIEW

this property offers strong access to key industrial corridors serving the Permian Basin. The location provides efficient connectivity to major highways, oilfield service routes, and regional infrastructure, making it well-suited for industrial, contractor, or service-based operations.

- Direct access to E County Rd 140 with quick routes to surrounding industrial areas
- Convenient connectivity to Loop 250 and major north-south transportation corridors
- Located in the heart of the Permian Basin's energy and service economy
- Surrounded by established industrial users and expanding commercial development

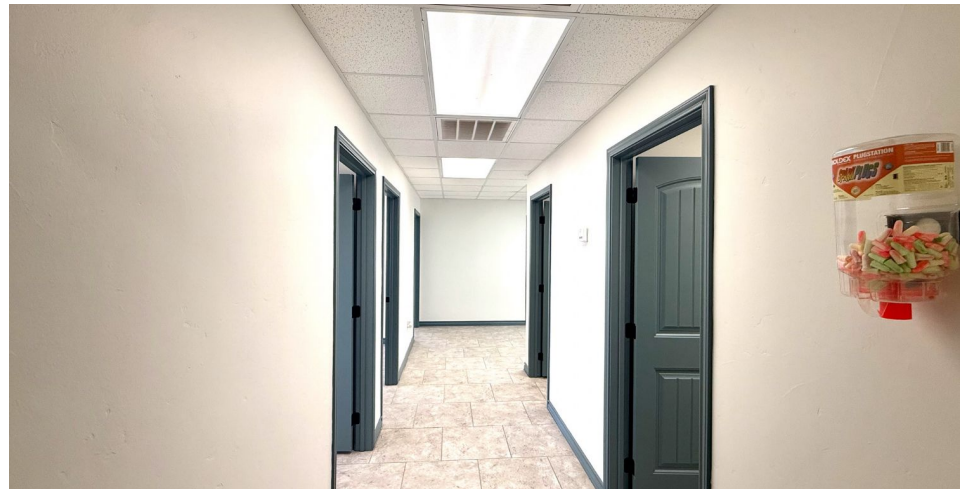




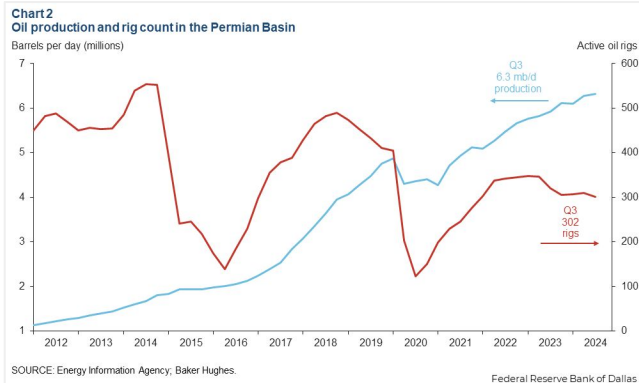
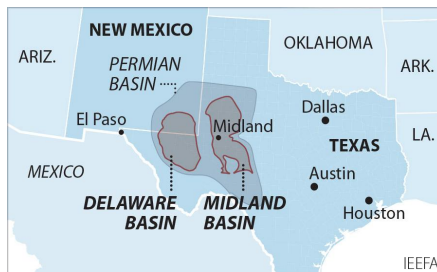








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware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