





## Highlights

Positioned in the heart of Midland's industrial corridor, this ±18,775 SF facility delivers a rare combination of scale, functionality, and accessibility. Situated on ±3.46 acres with immediate connectivity to Highway 191 and Highway 349, the property is designed to support oilfield service, logistics, and industrial operations with efficiency, flexibility, and long-term scalability.

### Property Details

Lease Rate	\$17.50/SqFt
Total SqFt	18,775 SF
Lot Size	3.46 Acres
Min. Lease Term	3 yr



## Property Highlights

±18,775 SF industrial facility on ±3.46 acres

2200 Sqft offices and 16,500 Sqft warehouse

8 drive-in bays and 22' eave height

5-ton crane and wash bay

7 Offices, Kitchette/Breakroom, Conference room

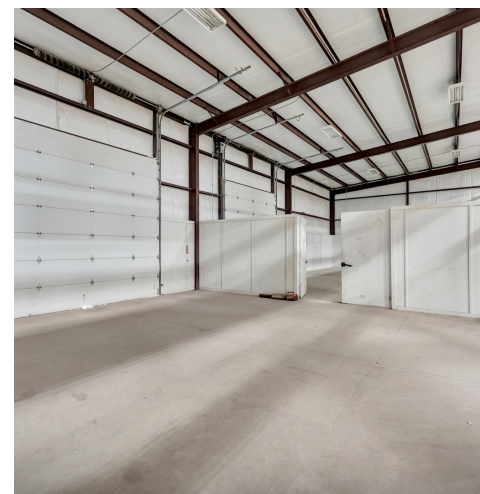
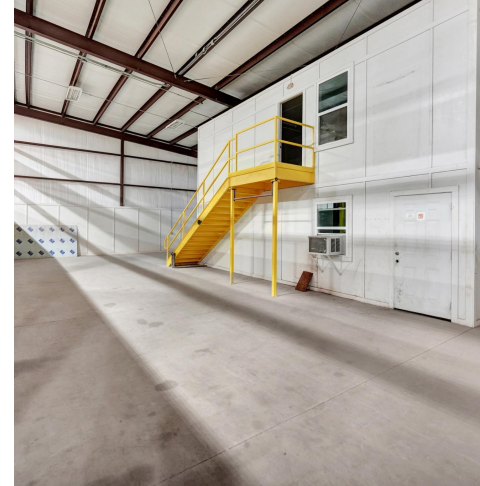
4 Restrooms

## LOCATION OVERVIEW

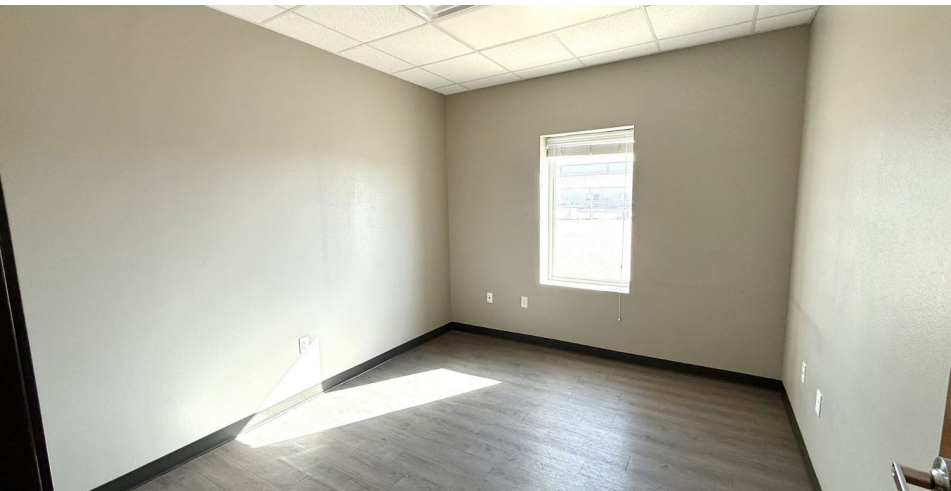
Strategically located in Midland's core industrial service corridor, this property offers direct access to major transportation routes serving the Permian Basin.

- Quick access to Hwy 191 and Hwy 349
- Positioned within Midland's primary oilfield service hub
- Surrounded by established industrial users and service companies
- Central to regional logistics and energy operations
- Strong connectivity to Midland–Odessa industrial network











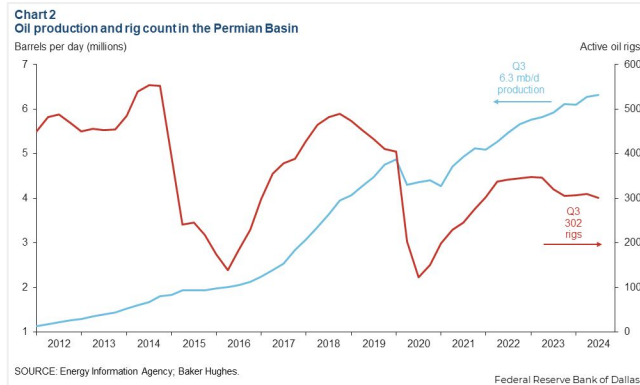




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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises 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](https://www.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://www.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://www.oilgasleads.com)).



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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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