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Highlights

Brand-new industrial facility coming to Midland's Shenandoah Industrial Park. Situated on over 5 acres, this 8,750 SF property offers approximately 2,500 SF of office space and 6,250 SF of shop/wash bay, making it ideal for oilfield service companies, contractors, logistics, fleet operations, and industrial users seeking a modern, functional facility with ample yard space.

Property Details	
Rent/SF/YR	$20.00
Total SqFt	8,750 SF
Lot Size	5.017 Acres

Property Highlights

8,750 SF New Construction on 5.017 Acres
2,500 SF Office | 6,250 SF Shop/Wash Bay
Reception area, 7 private offices, and conference room
Kitchen/break room and 3 restrooms *(including 1 in the shop)*

LOCATION OVERVIEW

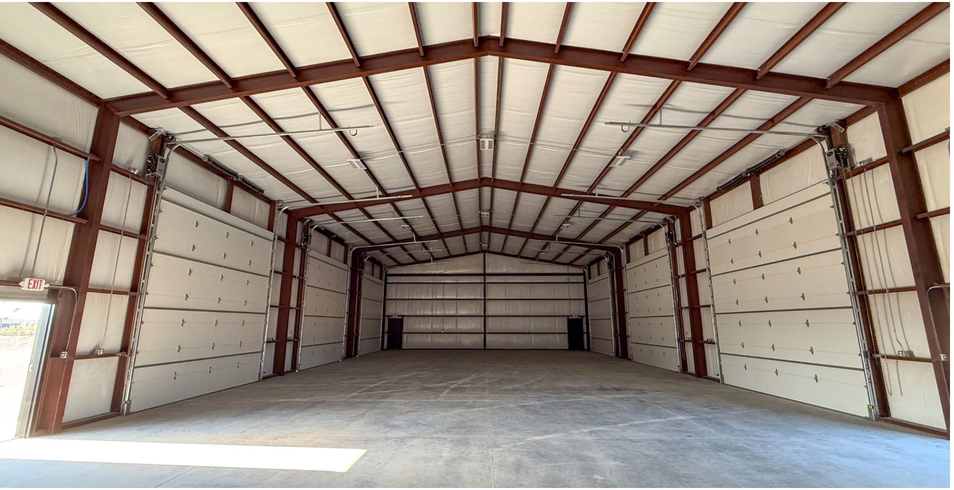
Located on E County Road 48 in Shenandoah Industrial Park, this new construction industrial facility offers convenient access to Loop 250, State Highway 349, and Interstate 20, providing efficient connectivity throughout Midland, Odessa, and the Permian Basin. Positioned in one of Midland's growing industrial corridors, the property is ideal for oilfield service, transportation, manufacturing, and industrial operations requiring excellent regional access.

- Located in Shenandoah Industrial Park
- Minutes from Loop 250, SH 349 & Interstate 20
- Central access to Midland, Odessa & the Permian Basin
- Excellent connectivity for industrial, logistics & oilfield operations
- Positioned in a growing industrial corridor








EXIT







Midland Tx
TFS
OMMA
THOR
MITCHELL Pipe & Supply
DCS
Downhole Chemical Solutions
Employee-powered, Employee-owned
DOLLAR GENERAL
Elkins Rd
County Rd 48

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Location Overview:
Permian Basin

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)

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 (souce: YCharts)

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)

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)

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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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