

Single Tenant NNN Investment

9.5% Cap Rate | \$1,742,105



2607 Holdridge Rd
Midland, TX 79707

**Don't Wait to Buy Real Estate,
Buy Real Estate and Wait.**

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2607 Holdridge Rd, Midland, TX 79707

Location

Positioned on Holdridge Road in Midland, TX, this investment property is strategically located within Villa Industrial Park—one of the Permian Basin's premier industrial corridors. The 2.86-acre site offers excellent accessibility for oilfield service, manufacturing, and industrial operations while providing convenient connections to major transportation routes throughout Midland and the surrounding region.

- Immediate access to Holdridge Road with quick connections to I-20, Highway 191, and Hwy 1788
- Minutes from Midland International Air & Space Port and key energy service hubs
- Surrounded by established industrial and oilfield service companies in a high-demand commercial market

Investment

Prime Class A industrial investment opportunity featuring an 8,750 SF facility constructed in 2024 and leased through March 31, 2031. The property generates \$165,500.40 in annual NOI and offers an attractive 9.5% capitalization rate, providing stable, long-term cash flow. The building includes 2,000 SF of office space, 5,500 SF of shop space, a 1,250 SF wash bay, seven overhead doors, and a 7.5-ton crane on a well-designed 2.86-acre industrial site.

Property Overview



2607 Holdridge Rd, Midland, TX 79707

Property Summary

Tenant	Lightning Production Services
Address	2607 Holdridge Rd
City, State, Zip	Midland, Tx 79707
Property ID	R000228601
Property Taxes (2025)	\$11,364.13*
Land Area	2.86 Acres
Building Area	8,750 SqFt
Office Area	2,000 SqFt
Number of Bays	7
Cranes	(1) 7.5-ton
OH Bay Doors	14' x 16'
Wash-Bay Area	1,250 SqFt
Eave Height	22 Feet

*Property taxes paid by the tenant per NNN lease.

Investment Details

NOI	\$ 165,500.40
Cap Rate	9.50%
Price	\$ 1,742,105



Lease Overview



2607 Holdridge Rd, Midland, TX 79707

Lease Summary

Tenant	Lighting Production Services
Lease Rate	\$18.91/SF/YR
Monthly Base Rent	\$13,791.70
Annual Base Rent	\$165,500.40
Rent Increases	3%
Term	4 Years, 8 Months
Lease Type	NNN
Commencement	March 19th 2024
Expiration	March 31st 2031



Investment Overview



2607 Holdridge Rd, Midland, TX 79707

Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1	\$165,500.40	\$13,791.70	\$18.91
2	\$170,465.40	\$14,205.45	\$19.48
3	\$175,579.32	\$14,631.61	\$20.07
4	\$180,846.72	\$15,070.56	\$20.67
5	\$186,272.16	\$15,522.68	\$21.29

Investment Details

NOI	\$ 165,500.40
Cap Rate	9.50%
Price	\$ 1,742,105



Tenant Overview



2607 Holdridge Rd, Midland, TX 79706

Lightning Production Services is a full-service oilfield manufacturing and services company focused on improving the performance of rod-pumped wells. With locations in Humble, Midland, and Bakersfield, LPS provides specialized products, engineering, inspection technology, and well-servicing capabilities designed for deep, deviated, and unconventional wellbores.

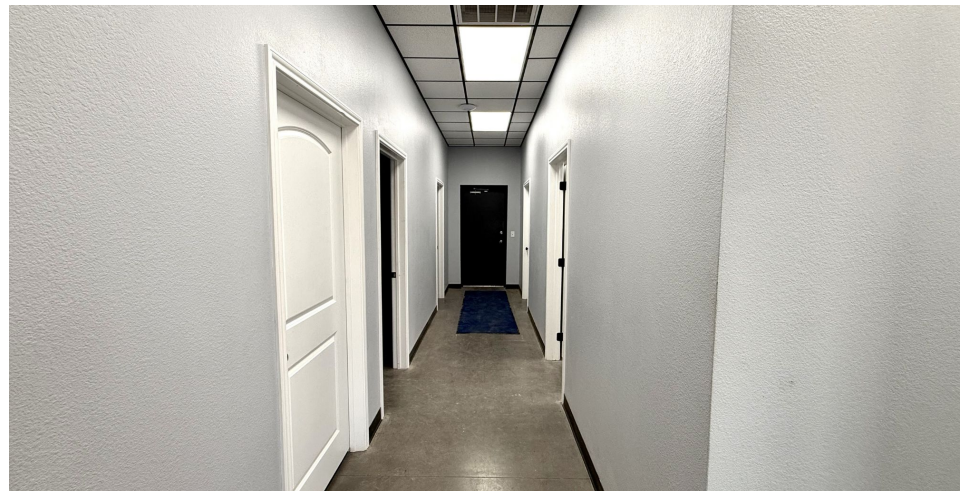
Through its integrated Hi-Rise System™, LPS combines continuous rod, lined tubing, application engineering, electromagnetic rod inspections, and field services to help operators increase production, extend equipment run life, reduce failures, and lower operating costs. Its team works closely with engineers and field personnel to develop solutions tailored to the conditions of each well.

Services

- | | |
|---------------------------------|---------------------------------------|
| → Hi-Rise System™ | → EMI Rod Inspections |
| → Application Engineering | → Well Servicing & Rod Rigs |
| → Continuous Rod & Lined Tubing | → ESP and Artificial-Lift Conversions |









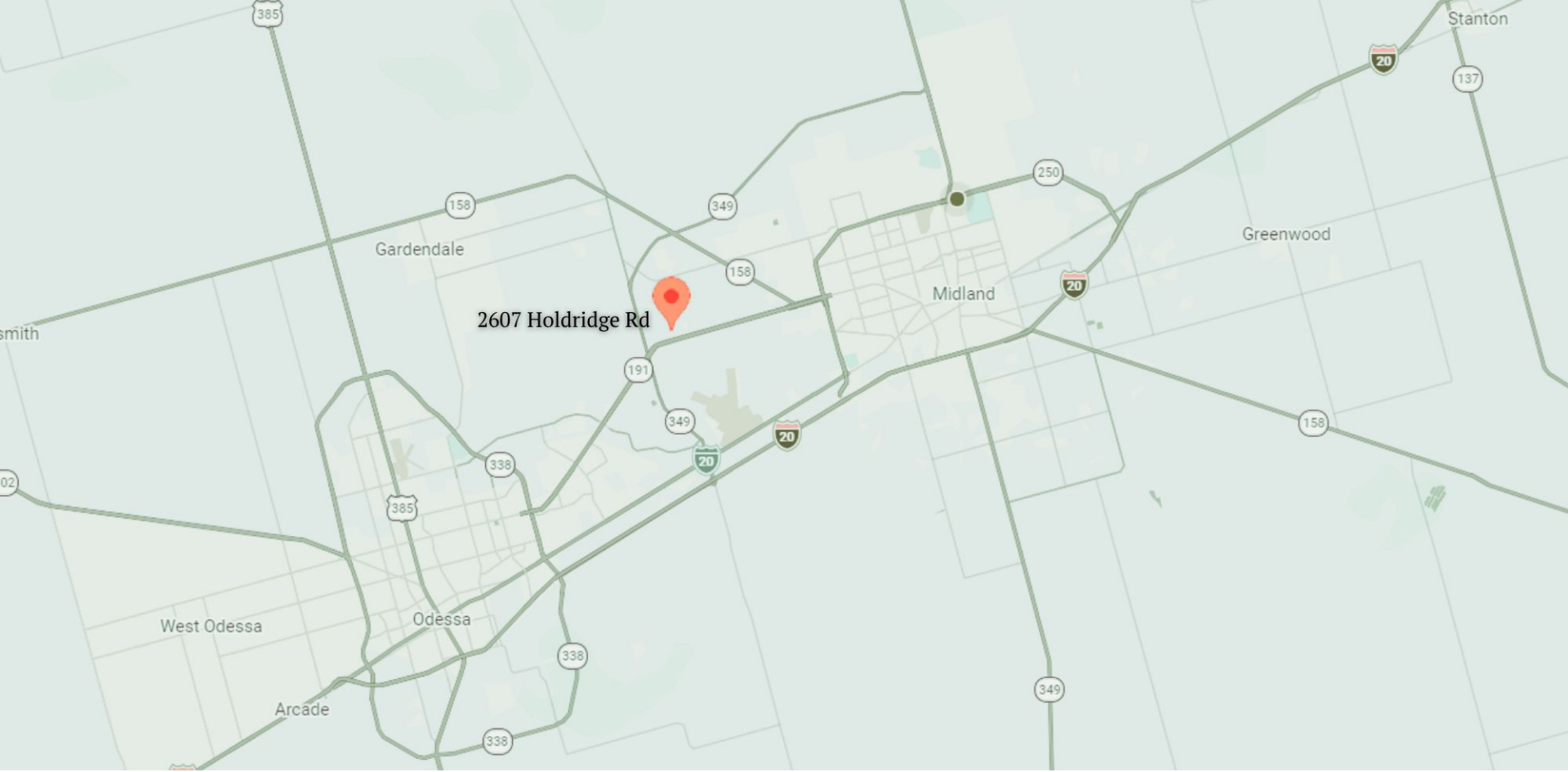




Odessa, Tx

Hwy 191





2607 Holdridge Rd Midland, TX 79707

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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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Investment



Land



Commercial