Invest Texas
REAL ESTATE

8916 W County Rd 139, Midland, TX 79706 | www.investtexas.com

Highlights

Lease a fully equipped industrial facility designed for oilfield service, manufacturing, fabrication, fleet maintenance, and heavy industrial operations. Situated on 3.42 acres, this 10,000 SF property offers a functional blend of office and shop space with premium operational features including a 5-ton bridge crane, paint booth, wash bay, testing bay, and seven 16' x 14' overhead doors. Available October 1, 2026, this turnkey facility provides excellent access to Midland's major transportation corridors and the Permian Basin's industrial market.

Property Details	
Rent/SF/YR	$18.25
Total SqFt	10,000 SF
Lot Size	3.42 Acres
NNN Per Month	$1,900

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Property Details

10,000 SF industrial facility on 3.42 acres

7,500 SF shop with paint booth, wash bay, and testing bay

2,500 SF office featuring 7 private offices, reception, conference/break room, and 3 restrooms

5-ton overhead crane

Five oversized overhead doors

Location Highlight

Strategically located in Midland, Texas, this industrial facility offers convenient access to the region's primary transportation corridors and the Permian Basin's thriving industrial market. Its location provides excellent connectivity for oilfield service companies, fleet operations, manufacturing, fabrication, and logistics users throughout West Texas.

- Convenient access to Loop 250, Interstate 20, Highway 349, and Highway 158
- Efficient connectivity to Midland, Odessa, and major Permian Basin oilfield service corridors
- Positioned to support energy, industrial, manufacturing, transportation, and heavy equipment operations











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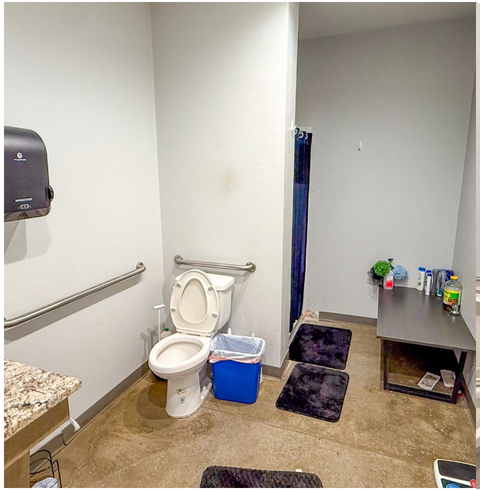
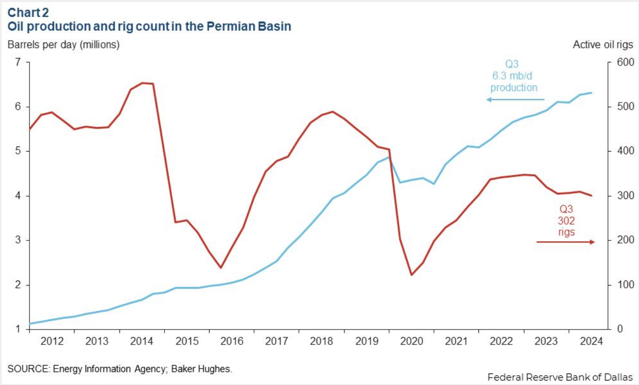
EQUIPMENT
TEST
AREA


EXIT
FIMT 5 TON



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.

Tyler Hudgins

Senior Advisor
(432) 634-8057
Hudgins@InvestTexas.com

Jakob Vines

Sales Associate
(432) 312-1985
Vines@InvestTexas.com

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