





Highlights

This 8,750 SF industrial facility sits on approximately 3.5 acres and offers a functional combination of office, shop, and wash-bay space. Built in 2021, the property features 1,500 SF of office space, 6,000 SF of shop space, and a 1,250 SF wash bay. With six overhead doors, three-phase power, and well water, the facility is well suited for oilfield service companies, equipment operations, and industrial users seeking an established operational location.

Property Details

Rent/SF/YR	\$18.00
Total Building SF	8,750
Acres	3.50
NNN/SF/YR	\$1.90

Property Details

8,750 SF Total Building | ± 3.5 Acres

1,500 SF Office | 6,000 SF Shop | 1,250 SF Wash Bay

4 Offices | Conference Room | Breakroom | 3 Restrooms

6 OH Doors (14' $\times$ 14') | 3-Phase Power

Location Highlight

Strategically located at 3930 S County Rd 1233 in Midland, TX, within a growing industrial park just south of I-20 and W Loop 250. The property offers convenient connectivity to major transportation corridors serving Midland, Odessa, and the Permian Basin.

- Just South of I-20 | Near W Loop 250
- S County Rd 1233 | Midland, TX 79706
- Established Industrial Park | Energy Service Corridor
- I-20 Access | Midland-Odessa Connectivity











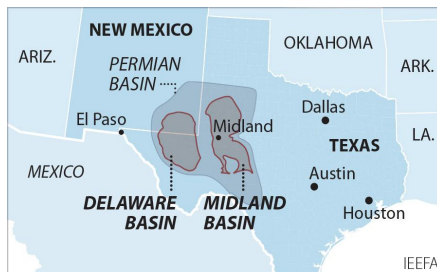
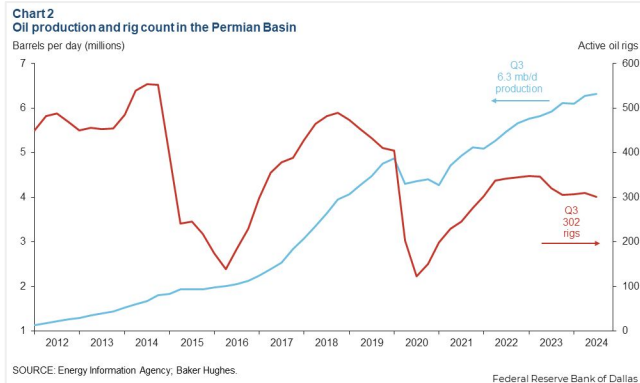








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware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



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