

FOR LEASE · NEW SHOP, OFFICE & WASH BAY ON 10.85 AC

4006 N. County Rd 1284

Midland, Midland County, Texas 79707

LEASE RATE

\$21.65 / SF / YR

\$47,000 / month · NNN



26,050 SF

BUILDING SF



10.85 AC

ACRES



\$47,000

RENT / MONTH



\$4,168

EST. NNN / MONTH



(12) 16' × 18'

OVERHEAD DOORS



11/15/2026

AVAILABLE

Property Highlights

1. **New construction.** 26,050 SF under construction — completion and availability November 15, 2026.
2. **Crane-served shop.** 17,500 SF of shop with (2) 10-ton cranes.
3. **Twelve overhead doors.** (12) 16' × 18' doors for easy equipment and truck access.
4. **Enclosed wash bay.** 2,500 SF wash bay inside the building.
5. **Office and mezzanine.** 3,050 SF of office plus a 3,000 SF mezzanine.
6. **10.85 acres.** Room for yard, equipment storage and truck traffic.

Ideal Uses

Built for heavy industrial users that need crane capacity, a wash bay and yard space — oilfield service, fabrication, equipment repair and rental, or a field operations base for a Permian operator.

Lease Terms

Rent / SF / YR	\$21.65
Rent / month	\$47,000
Rent / year	\$564,000
Rent increases	3% annually
Lease type	NNN
Min. lease term	10 years
Available	November 15, 2026
Est. NNN	\$0.16 / SF / mo · \$4,168 / mo



Two-story office with wraparound covered parking

Building Breakdown

Area	Square Feet
Office	3,050
Shop	17,500
Wash bay	2,500
Mezzanine	3,000
Total building	26,050

Improvements

Year built	2026
Renovated	No — new construction
Status	Under construction · complete 11/15/2026
Overhead doors	(12) 16' × 18'
Cranes	(2) 10-ton
Wash bay	Enclosed, 2,500 SF
Building plans	Available on request

Site & Utilities

Address	4006 N. County Rd 1284
City / County	Midland / Midland, TX
Legal description	Lots 7 & 8, Block 1, 1788 Industrial
Acres	10.85
Zoning	ETJ
Water	Water well
Sewer	Septic
Electric	800 AMP - 3 phase

Estimated NNN

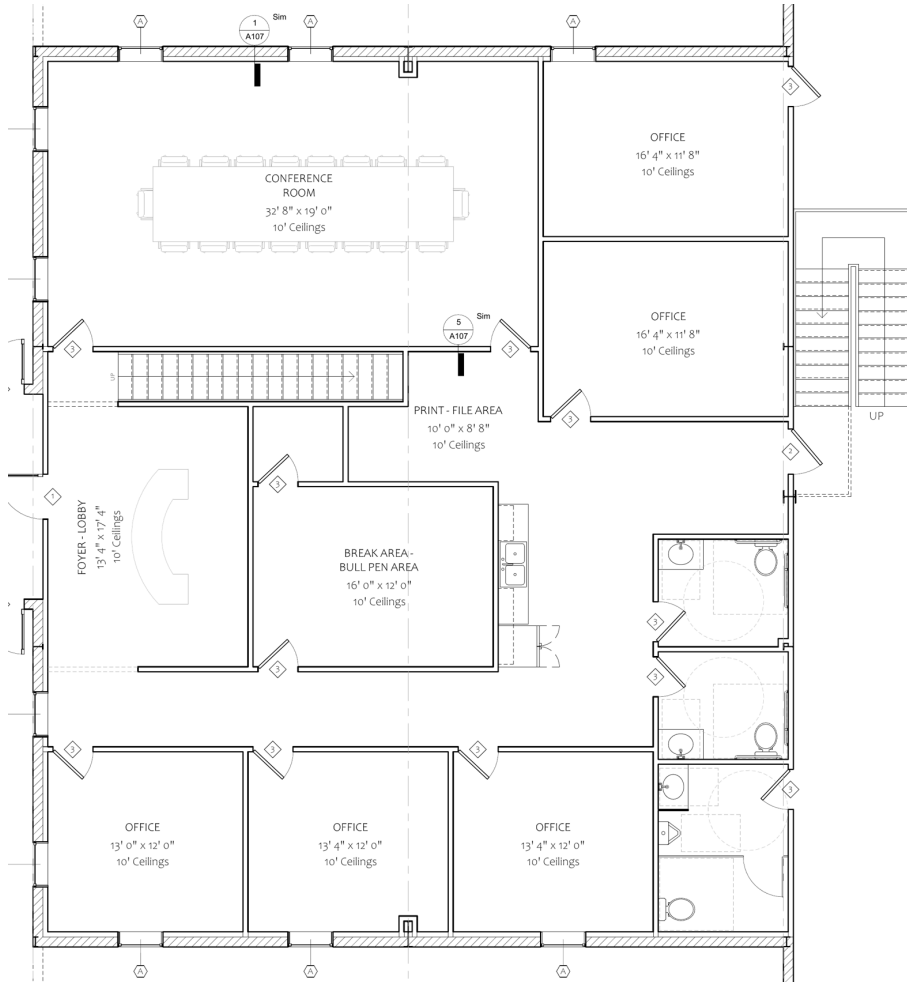
Expense	\$ / SF / mo	\$ / year
Property taxes	\$0.08	\$25,008
Insurance	\$0.08	\$25,008
CAM	None	None
Est. NNN total	\$0.16	\$50,016

Estimates for budgeting only; actual taxes, insurance and CAM may vary.

Office Floor Plans

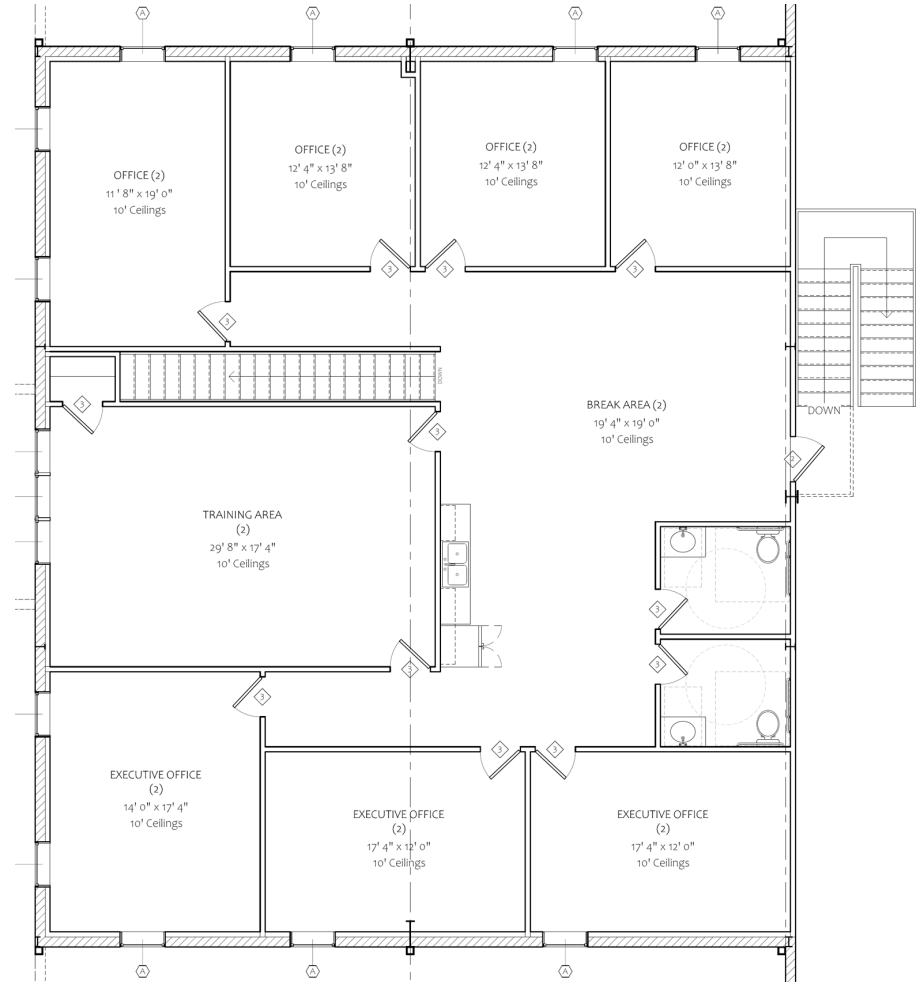
First Floor

Conference · lobby · break area · 5 offices



Second Floor

Training · break area · 7 offices



Plans for illustration only; room sizes and layout subject to final construction.

Photo Gallery



Interior

Under construction · completion November 15, 2026



Office with triple window



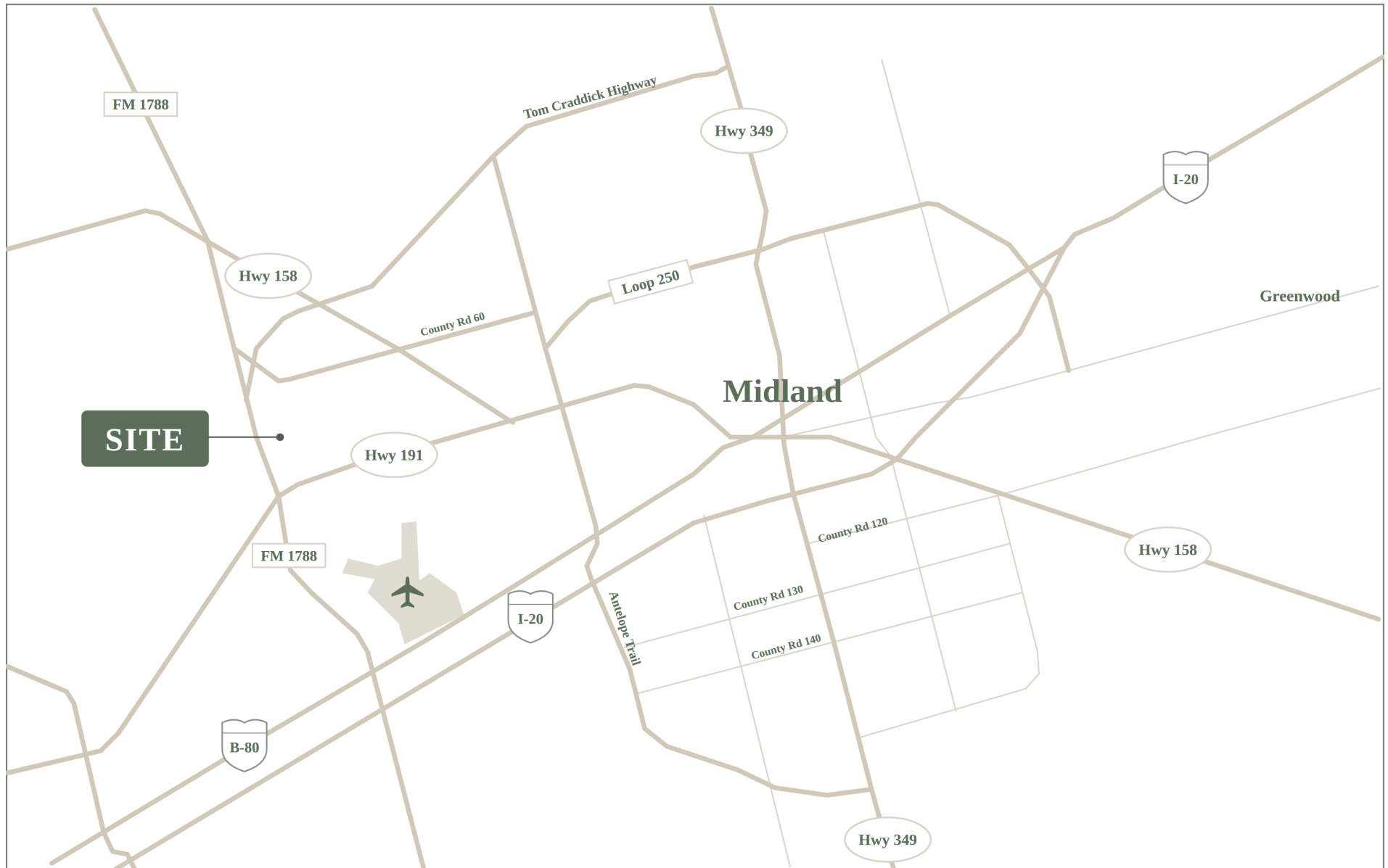
Office layout



Office looking into the shop



Break area and restroom plumbing



1. Between Midland and Odessa, in Midland County outside city limits (ETJ).
2. Paved county road frontage; under a mile to TX 349 / FM 1788.
3. Water well, septic and 3-phase power on site.



Creating Wealth Through Real Estate

FOR LEASING INFORMATION, CONTACT

Lance White

BROKER

White@investtexas.com

Robert LaFrance

BROKER

LaFrance@investtexas.com

4006 N. County Rd 1284 • Midland, TX 79707

26,050 SF • 10.85 AC • \$21.65 / SF / YR NNN • Available November 15, 2026

Invest Texas Real Estate is a Midland-based commercial brokerage specializing in land, commercial, and investment sales and leasing. Founded on honesty and integrity, our team has closed and leased over \$500 million in property across West Texas.

Information is from sources deemed reliable but is not guaranteed; tenant to verify all figures. Rates, terms and availability subject to change without notice. See the Texas Real Estate Commission Information About Brokerage Services (IABS) notice.