





**photo of nearby property with similar layout*

Highlights

Now available for lease, this industrial property includes 8,750 SqFt sitting on 3 acres. Great office space, shop with 7 OH doors and ample yard space. Available July 1, 2026

Property	
Lease Rate	\$18.51/SF/YR
Monthly Rate	\$13,500/Month
Building Size	8,750 SqFt
Lot Size	3 Acres
Lease Term	3+ Years



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Property Highlights

8,750 SF total on 3 Acres

1,500 SF finished office space

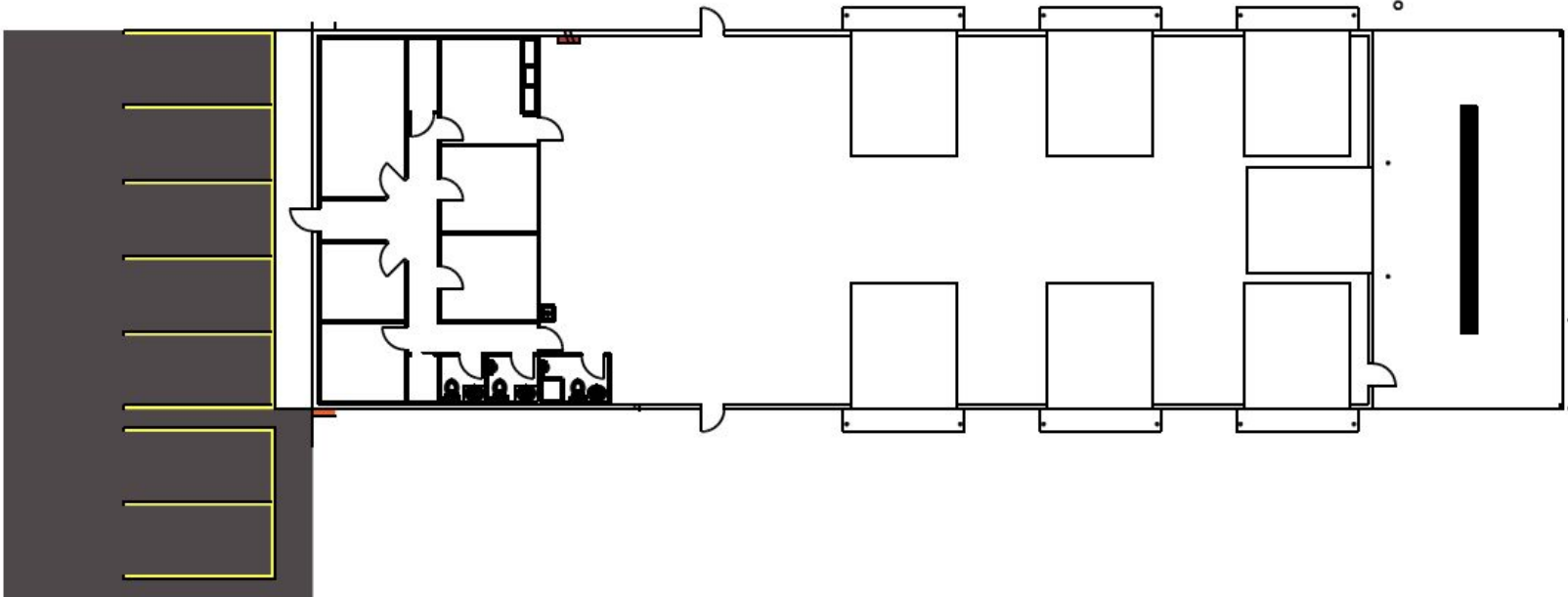
5000 SF shop space with 1,250 SF wash-bay

14' x 16' overhead doors

LOCATION OVERVIEW

- Approximately 10 minutes to Downtown Midland, providing efficient access to workforce, retail, and business services
- Direct connectivity to State Highway 158, with regional access to Hwy 191, Loop 250, and I-20 for Permian Basin transportation routes
- Positioned within the 79706 industrial growth corridor, a high-demand area for oilfield, trucking, and industrial operations
- Located in unincorporated Midland County, allowing greater flexibility for yard space, equipment storage, and industrial functionality

Floor Plan





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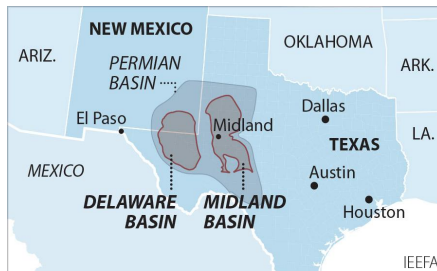
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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises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