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Highlights

Positioned along Highway 158 in Midland, Texas, this 28,000 SF industrial facility offers a highly functional leasing opportunity for operators seeking substantial shop and office space in the heart of the Permian Basin. Situated on ±4.5 acres, the property features 23,000 SF of shop space, 5,000 SF of office, six overhead doors, and two 5-ton cranes, creating a versatile setup for oilfield service, manufacturing, fabrication, fleet, transportation, or heavy equipment operations.

Property Details	
Lease Rate	$14.00/SqFt
Total SqFt	12,000 - 28,000 SF
Lot Size	4.50 Acres

Property Details

12,000 - 28,000 SF total on ±4.5 Acres

5,000 SF Office

23,000 SF Shop with (6) Overhead Doors

(2) 5-Ton Cranes in main shop area

3-Phase Electric | Water Well | Septic

NNN lease at $14.00/SF/YR | $32,667/month | Available November 1, 2026

Location Highlight

Strategically located along Highway 158 in Midland, Texas, this industrial facility offers direct highway frontage and strong accessibility for trucks, equipment, and daily operations. With two entrances off Highway 158, the property is well positioned to support oilfield service companies, fleet operations, manufacturing, fabrication, and other industrial users throughout the Permian Basin.

- Direct frontage and two access points on Highway 158
- Convenient connectivity to Midland and key Permian Basin industrial and oilfield service corridors
- Positioned to support energy, manufacturing, fabrication, transportation, fleet, and heavy equipment operations
















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400 E Loop 250 Frontage Rd N
Ste 111 Midland, TX 79705
www.investtexas.com

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2.5TON CAPACITY

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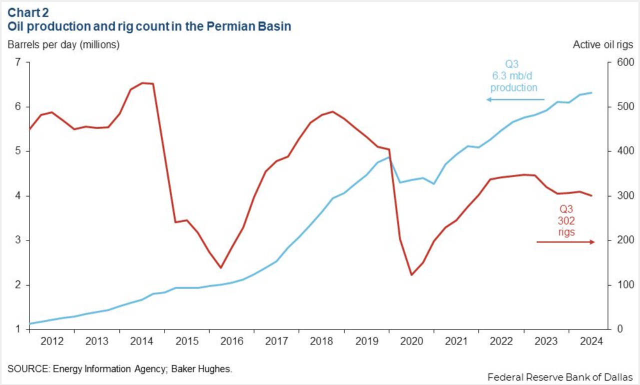
Location Overview:
Permian Basin

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.

Investment

Land

Commercial

Robert LaFrance

Co-Owner/Associate
(254) 855-9179
LaFrance@InvestTexas.com

Tyler Hudgins

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