



PRICE: \$20.00 - 25.00 SF/YR

# FIRST KEYSTONE PECOS INDUSTRIAL PARK

2269 Ocotillo Dr, Pecos, TX 79772

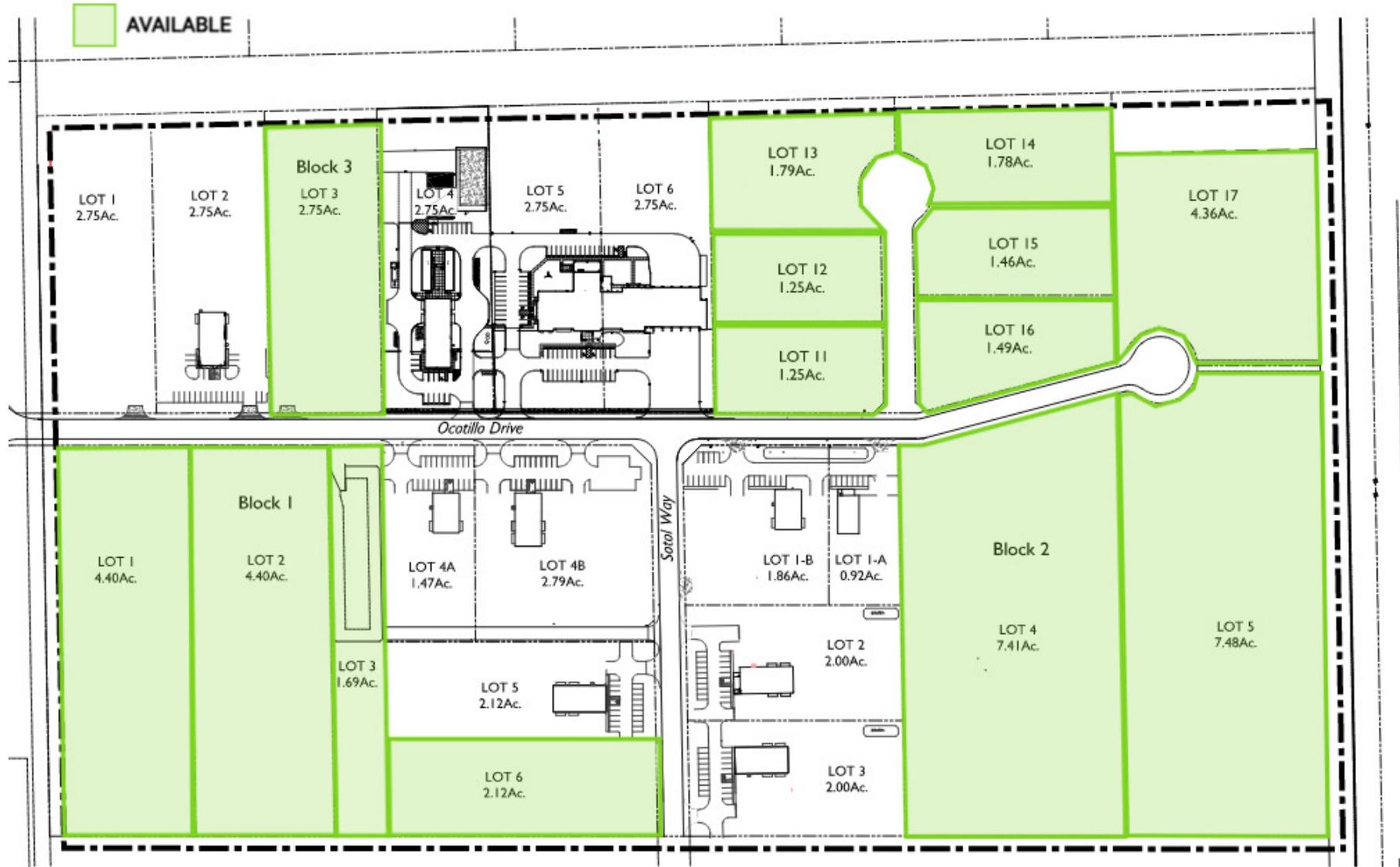
**Trey Dennis**

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PRICE: \$20.00 - 25.00 SF/YR

# BUILD-TO-SUIT LEASE OPTION | AVAILABLE LOTS

## FIRST KEYSTONE PECOS INDUSTRIAL PARK



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# BUILD TO SUIT LEASE OPTION | FIRST KEYSTONE PECOS INDUSTRIAL PARK

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## Property Description

First Keystone Pecos Industrial Park delivers a new generation of affordable, streamlined industrial buildings for lease—each available as a build-to-suit option with flexible square footage and lot sizes. Constructed to the highest quality standards, these facilities are ideal for tenants requiring a secure physical presence for storage, logistics, or basic operational needs. As part of the larger Permian Basin—an 86,000-square-mile region spanning western Texas and southeastern New Mexico—the Delaware Basin has driven record energy production, making the U.S. the world’s leading oil producer. First Keystone’s Pecos Industrial Park stands at the center of this thriving region, offering unmatched access, flexibility, and opportunity for industrial tenants in the energy sector and beyond.

## Location Description

Conveniently located within the Pecos city limits at SH 17 and CR 204—just half a mile from I-20—First Keystone Pecos Industrial Park is a 75-acre, master-planned development positioned in the heart of the Delaware Basin, the fastest-growing energy center in the United States.

## Build To Suit Offering Summary

Lease Rate:	\$20.00 - 25.00 SF/YR (NNN)
Available SF:	3,480 - 10,000 SF
Available Lot Sizes:	2-75 Acres

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Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

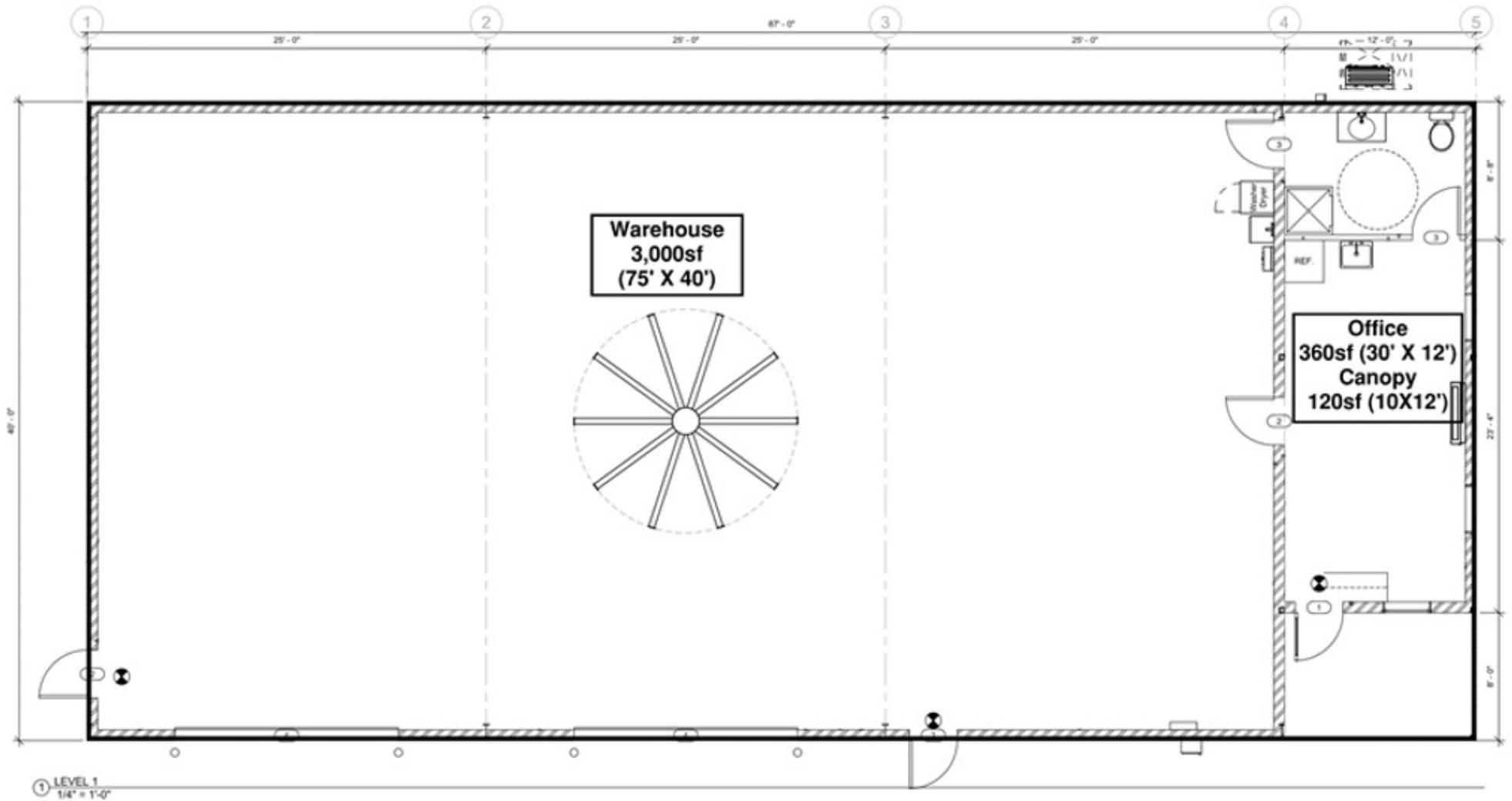
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# 3,480 SF CHAPARRAL (STANDARD)

OPTIONAL FLOOR PLAN



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**MORIAH**  
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# 3,480 SF CHAPARRAL (STANDARD)

SHOP + OFFICE



## Property Offerings:

- *\*Multiple Floorplans Available*
- Standard: 3,480 SF Building
- 3,000 SF Shop | 360 SF Office | 120 SF Canopy
- Shop Details: 16' Eave Height with (2) 14' Overhead Doors | Fan/Louvres
- Office Details: Bolt-On Office/BreakRoom with Shower | Central Air & Heating
- Security Fencing | Sliding Gate | (3) RV Hook-Ups Inside Fenced Zone | Additional Parking in Front
- Building-Mounted Exterior Lighting
- City Water & Septic
- Fiber Optic Telecom (SuddenLink)
- Rail-Served



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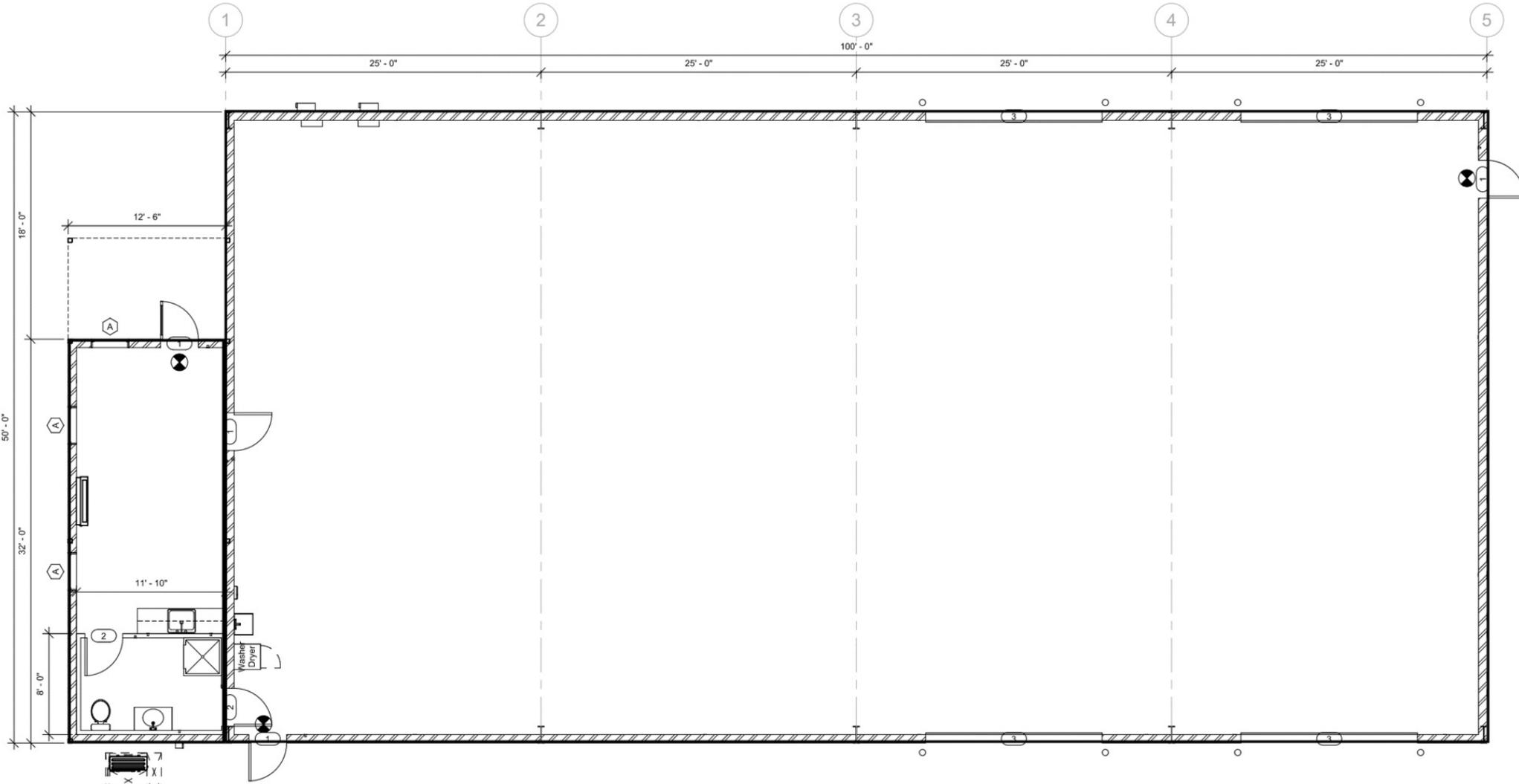
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 **MORIAH**  
BROKERAGE SERVICES, LLC

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# 5,500 SF CHAPARRAL (XL)

OPTIONAL FLOOR PLAN



① LEVEL 1  
3/16" = 1'-0"

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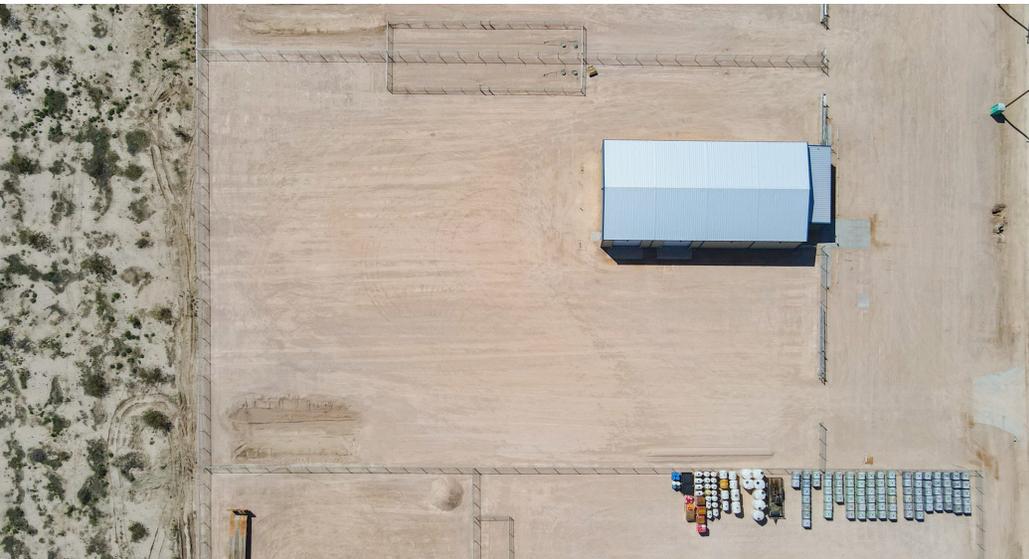
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# 5,500 SF CHAPARRAL (XL) SHOP + OFFICE



## Property Offerings

- XL: 5,500 SF Building
- 5,000 SF Shop | 400 SF Office | 100 SF Canopy
- Shop Details: 16' Eave Height with (4) 14' Overhead Doors | Fan/Louvres
- Office Details: Office Details: Bolt-On Office/BreakRoom with Shower | Central Air & Heating
- Security Fencing | Sliding Gate | (3) RV Hook-Ups Inside Fenced Zone | Additional Parking in Front
- Building-Mounted Exterior Lighting
- City Water & Septic
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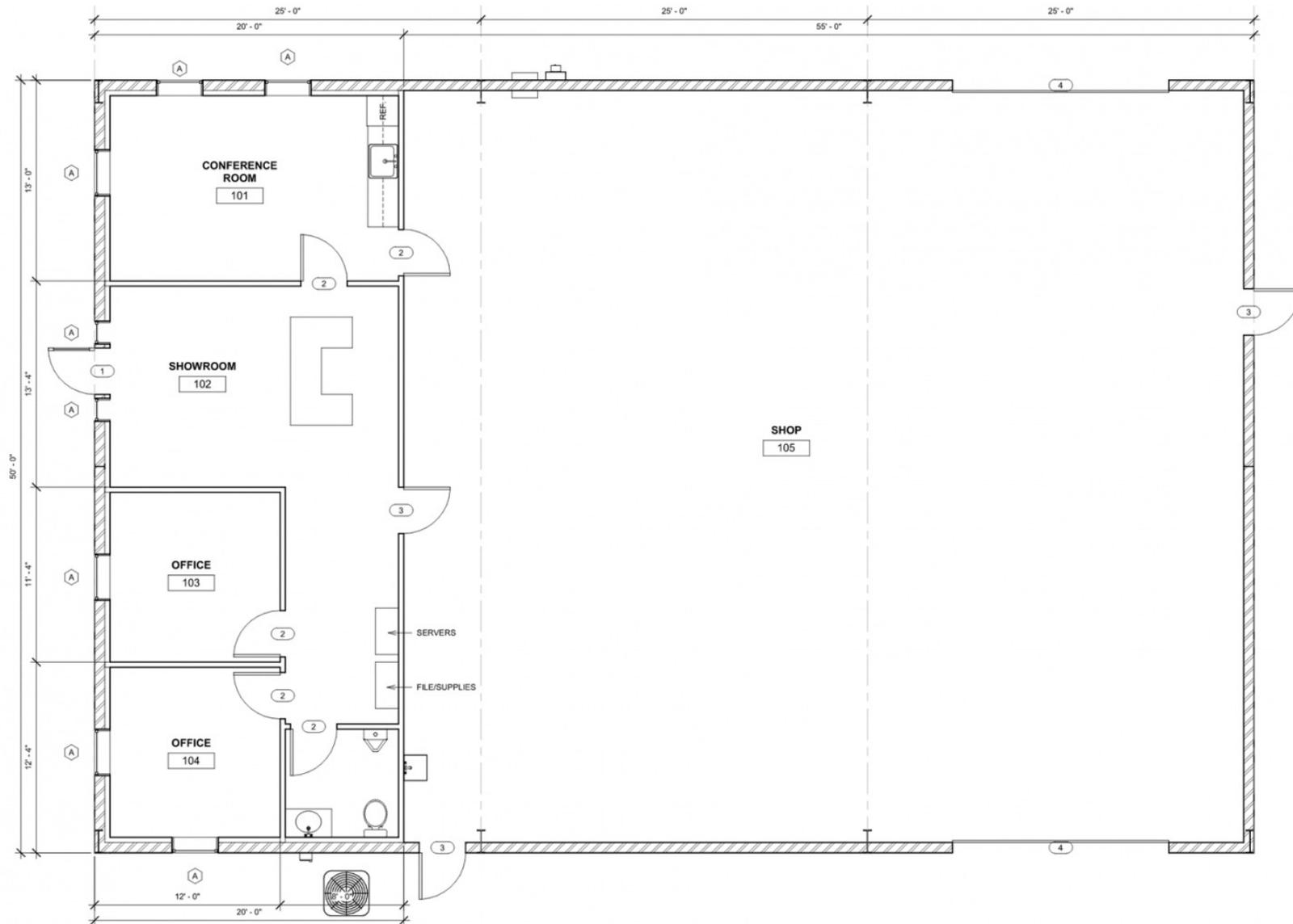
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PRICE: \$20.00 - 25.00 SF/YR

# 3,750 SF BOBCAT (STANDARD)

OPTIONAL FLOOR PLAN



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# 3,750 SF BOBCAT (STANDARD)

SHOP + OFFICE



## Property Offerings

- *\*Multiple Floorplans Available*
- 3,750 SF Building
- 2,750 SF Shop | 1,000 SF Office
- Shop Details: 400 AMP 3-Phase Power | 16' Eave Height with (2) 14' Overhead Doors | Expandable End Walls | 10-Ton Crane Ready | 3" Reinforced Insulation | 10' Liner Panels
- Office: Dedicated Office & Conference/ Employee Breakroom Space | Kitchenette | Central Air & Heating
- Security Fencing | Sliding Gate | (3) RV Hook-Ups Inside Fenced Zone | Additional Parking in Front | Building-Mounted Exterior Lighting
- City Water & Septic
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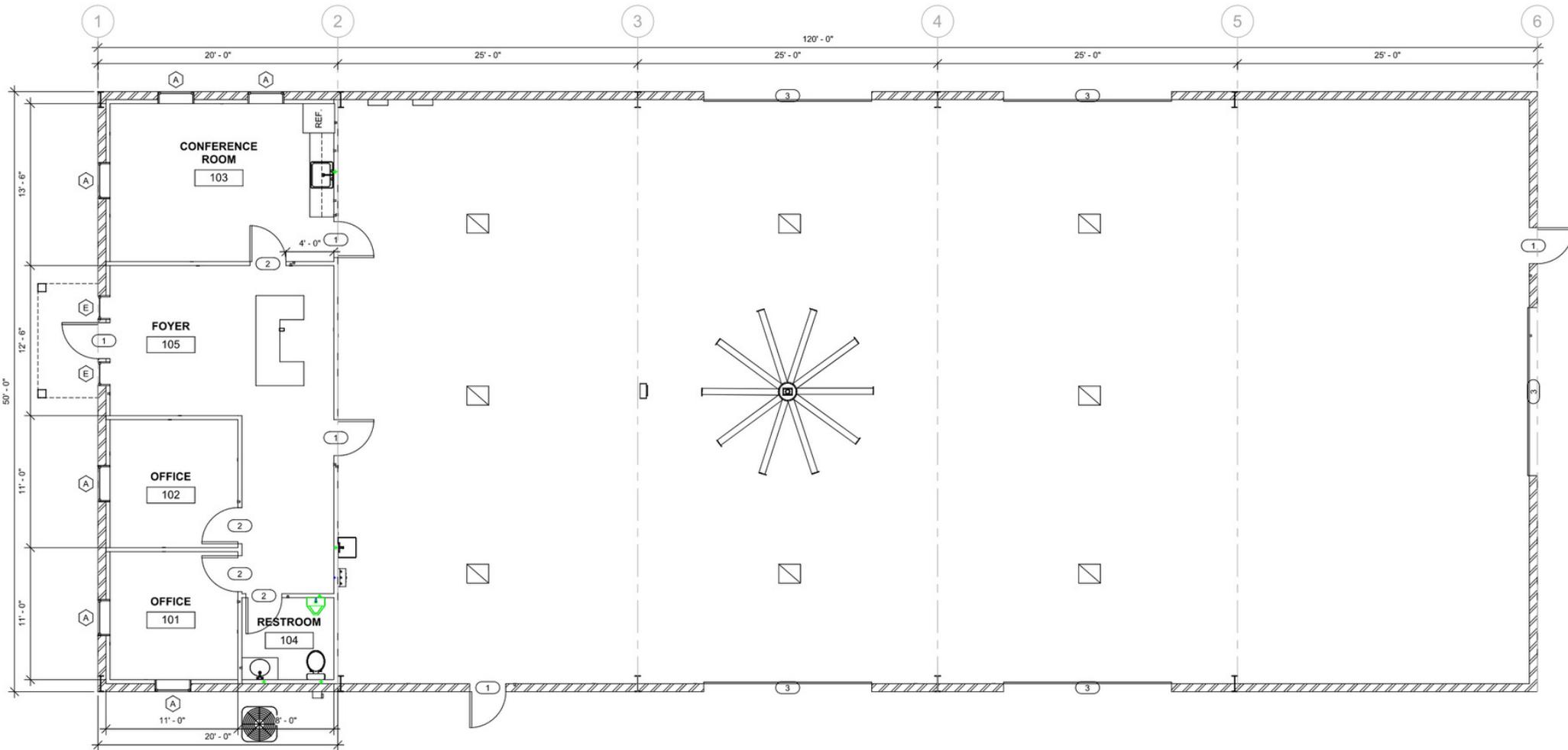
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# 6,000 SF BOBCAT (2XL)

OPTIONAL FLOOR PLAN



1 LEVEL 1  
3/16" = 1'-0"

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# 6,000 SF BOBCAT (2XL)

SHOP + OFFICE



## Property Offerings

- 6,000 SF Building
- 5,000 SF Shop | 1,000 SF Office
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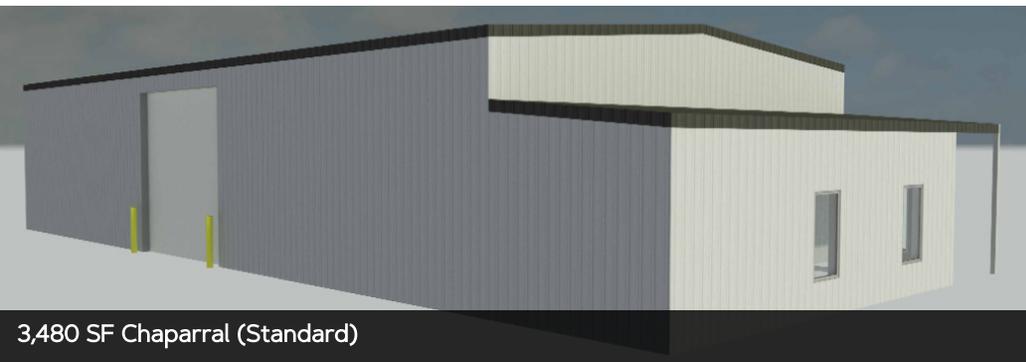
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## Available Building Upgrades:

- Expandability
- B2B floorplans
- Showers
- Electric Door Openers
- Covered parking | Paving
- Higher Clearances
- Wash Bay | Concrete Aprons

## Current Tenants At The Park

First Keystone Industrial Park is home to a strong and growing roster of tenants, including two NYSE-listed companies—Vital Energy and SLB (Schlumberger)—as well as Reeves County Emergency Services Districts 1 & 2, Spindletop, and TNT Surface Prep & Supply. The park has also welcomed four recent additions: Chemical Injection Partners, TXAM Pumps, Nova Compression, and Mesa Production. For many of these dynamic organizations, First Keystone serves as their regional headquarters facility, underscoring the park's role as a premier industrial hub in the Delaware Basin.

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