



CUSHMAN &
WAKEFIELD

2000 MARKET STREET MIDLAND, TEXAS 79703

FOR SALE | 22,629 SF
INDUSTRIAL WAREHOUSE

2000 MARKET STREET | MIDLAND, TEXAS 79703 | OVERVIEW

OFFICE & WAREHOUSE

- Fully Insulated Warehouse
- Occupancy: Until October 2034
- 9 Drive-In Doors
- Two Trailer Position Dock-High Loading Ramps
- 18' Clear Height Average
- Previous Use: 100% A/C Warehouse
- Cold Storage Space, Freezer Space
- Roof Replaced 2017

BUILDING SIZE:

22,692 TOTAL SF

LAND AREA:

2.13 ACRES (92,783 SF)

YEAR BUILT:

1979

YEAR RENOVATED:

2013, 2025



2000 MARKET STREET

ODESSA - MIDLAND CSA

Midland and Odessa serve as the chief service center for major oil drilling and gas production for the Permian Basin.

This region includes nearly 20% of the nation's oil and gas reserves. Oil and gas production is the key and focal point for this region's economy.

Midland, Texas is a warm and inviting West Texas city, conveniently located on Interstate 20, halfway between Fort Worth and El Paso. Easily accessible, it boasts Midland International Air & Space Port, serviced daily by American, Southwest, and United Airlines and is the closest airport to Big Bend National Park.



15% JOB GROWTH
IN PAST 5 YEARS



2.2% UNEMPLOYMENT
RATE



\$75,600 MEDIAN
HOUSEHOLD INCOME



12% POPULATION GROWTH IN
PAST 5 YEARS



W. INDUSTRIAL AVENUE

DOCK LIGHT DOCKING WITH RAMP

WAREHOUSE AREA

OFFICE AREA

PARKING

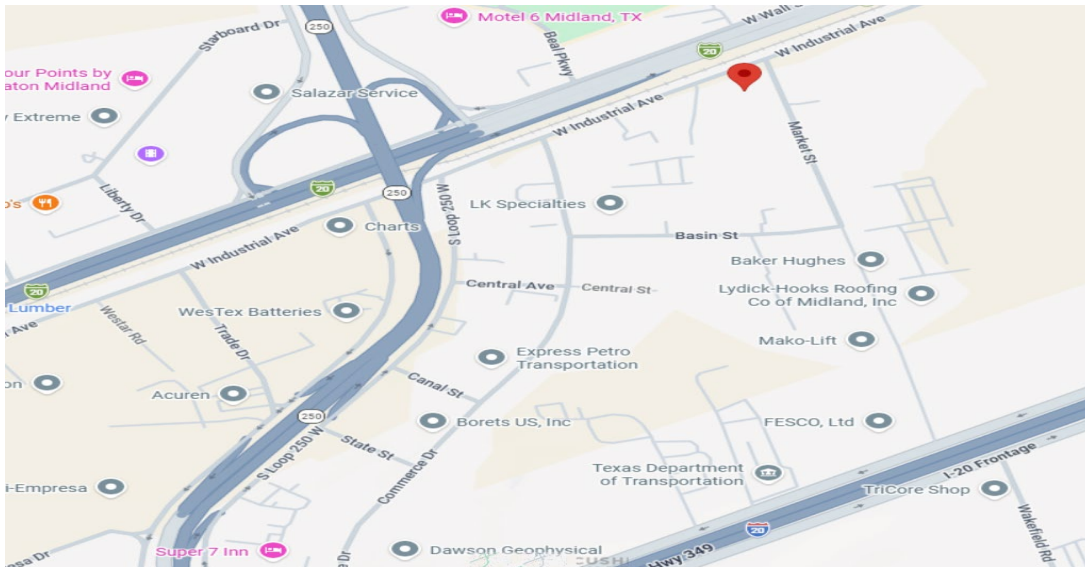
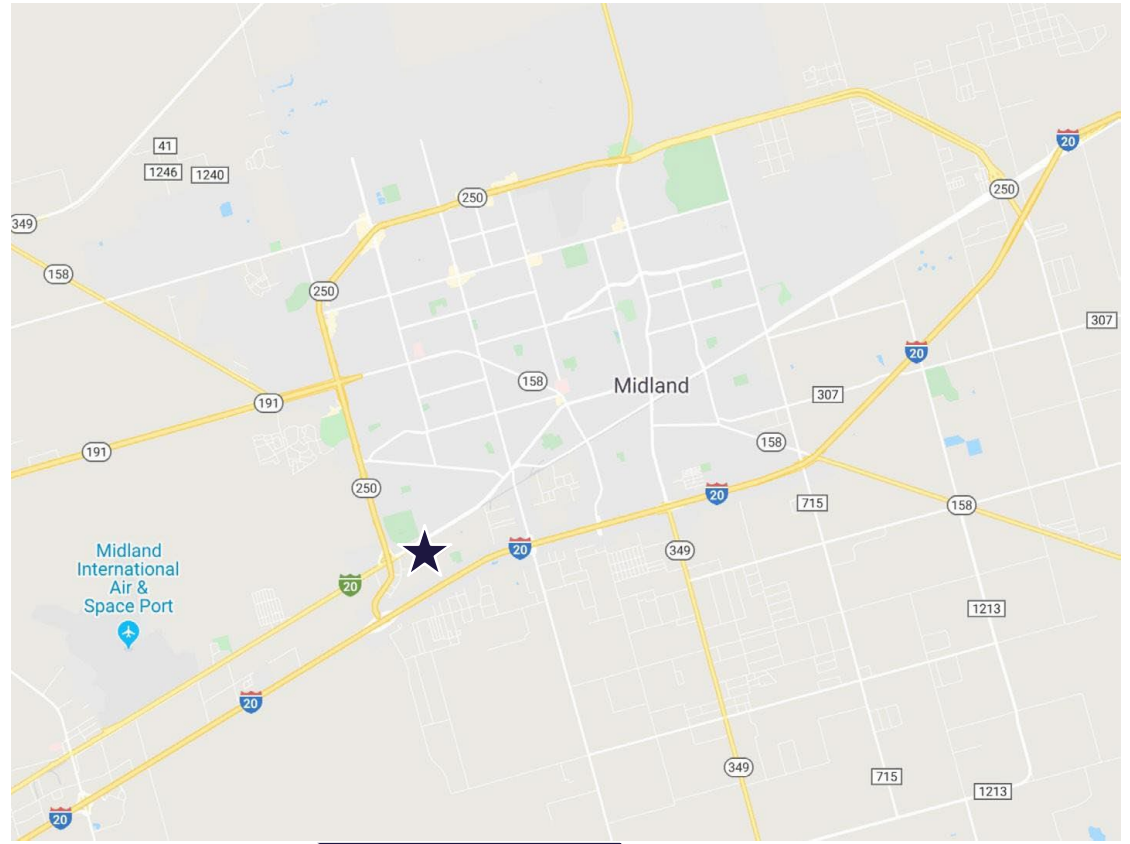
MARKET STREET

FENCING

GRADE LEVEL OVERHEAD DOORS

PAVED AREA

STORAGE SHED



TENANT PROFILE FOR INVESTMENT MARKETING MATERIALS

Property: 2000 Market Street, Midland, Texas

Tenant Overview

InReach is a workplace convenience retail and food service platform backed by Sodexo, a global leader in food services and facilities management. Sodexo operates in 45 countries with more than 430,000 employees worldwide and supports thousands of client locations across North America. The company provides integrated food services, facilities management, and workplace solutions to corporate, healthcare, education, government, and industrial clients.

InReach operates as Sodexo's workplace convenience and micro market platform in North America. The platform focuses on delivering modern workplace food and beverage solutions through technology enabled retail environments and automated convenience services.

Core Services Provided by InReach

- Micro markets and unattended retail stores
- Smart vending programs
- Office coffee and hydration programs
- Fresh food and grab and go retail
- Workplace pantry services and employee refreshment solutions

Operational Role of the Midland Facility

The facility located at 2000 Market Street in Midland Texas functions as a regional logistics and distribution hub supporting workplace food service and convenience retail operations throughout West Texas and the Permian Basin.

The warehouse configuration, cold storage capacity, and loading infrastructure allow the tenant to support regional product distribution, route vehicle staging, inventory management, and supply chain operations required to support workplace convenience retail services across industrial, corporate, and energy sector clients in the region.

Lease and Investment Strength

The property is leased through October 2034 providing investors with a long term tenant supported by the operational scale, procurement capabilities, and financial strength of Sodexo's global platform.

SIZE OF SODEXO'S NORTH AMERICAN BUSINESS

Revenue

- Approximately \$11.6 billion in annual revenue in North America based on recent earnings reporting.
- North America represents the largest regional segment of Sodexo globally, contributing roughly €11 billion (~\$12B) of the company's total global revenue.

Workforce

- Around 127,000 employees in North America across thousands of client sites.

Locations / Clients

- Operations at 4,400+ client locations across the United States, Canada, and Mexico.

Industries Served

Sodexo's North American platform supports a broad set of sectors including:

- Corporate workplace dining and facilities
- Healthcare systems and hospitals
- Universities and education campuses
- Government facilities
- Energy and industrial operations
- Sports, hospitality, and large event venues

These sectors rely heavily on long-term service contracts, which is why Sodexo is considered one of the largest outsourced food service providers in North America.

SIZE OF SODEXO'S NORTH AMERICAN BUSINESS

Global Context (Helpful for Investors)

- 522,000 employees globally
- ~€28.1 billion (\$30B+) global revenue
- Operations in 55 countries

North America is Sodexo's largest revenue contributor and strategic operating region.

Sodexo's North American division generates approximately \$11+ billion in annual revenue, employs over 125,000 people, and operates at 4,400+ client locations across the United States, Canada, and Mexico, making it one of the largest food service and workplace solutions providers in the region.

Confidentiality Notice

This document is provided for marketing and informational purposes related to the sale of the property located at 2000 Market Street, Midland Texas. The information contained herein should be used solely in connection with the evaluation of the investment opportunity and should not be distributed without permission of the property owner or its authorized representatives.



FOR MORE INFORMATION, PLEASE CONTACT:

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Better never settles

