



**Don't wait to buy real estate,
buy real estate and wait.**



Highlights

Positioned in one of the Permian Basin's most sought-after industrial corridors, Purpose-built facility designed for operational efficiency. This 10,800 SF industrial property offers a modern office buildout, temperature-controlled shop space, and optional expansion features — all situated on 3+ acres with room to grow. Built for oilfield service, logistics, and industrial users who need functionality without compromise.

Property Details

Lease Rate	\$22/SF/YR
Monthly Rate	\$19,800
Lot Size	3+ Acres
Building Size	12,300 SqFt
Office	1,800 SqFt
Shop	9,000 SqFt
Wash-Bay	1,500 SqFt

Office Details



6 Offices



Conference Room



3 Total Bathrooms



Breakroom



Reception



1,800 Sq Ft Mezzanine



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Invest Texas
REAL ESTATE

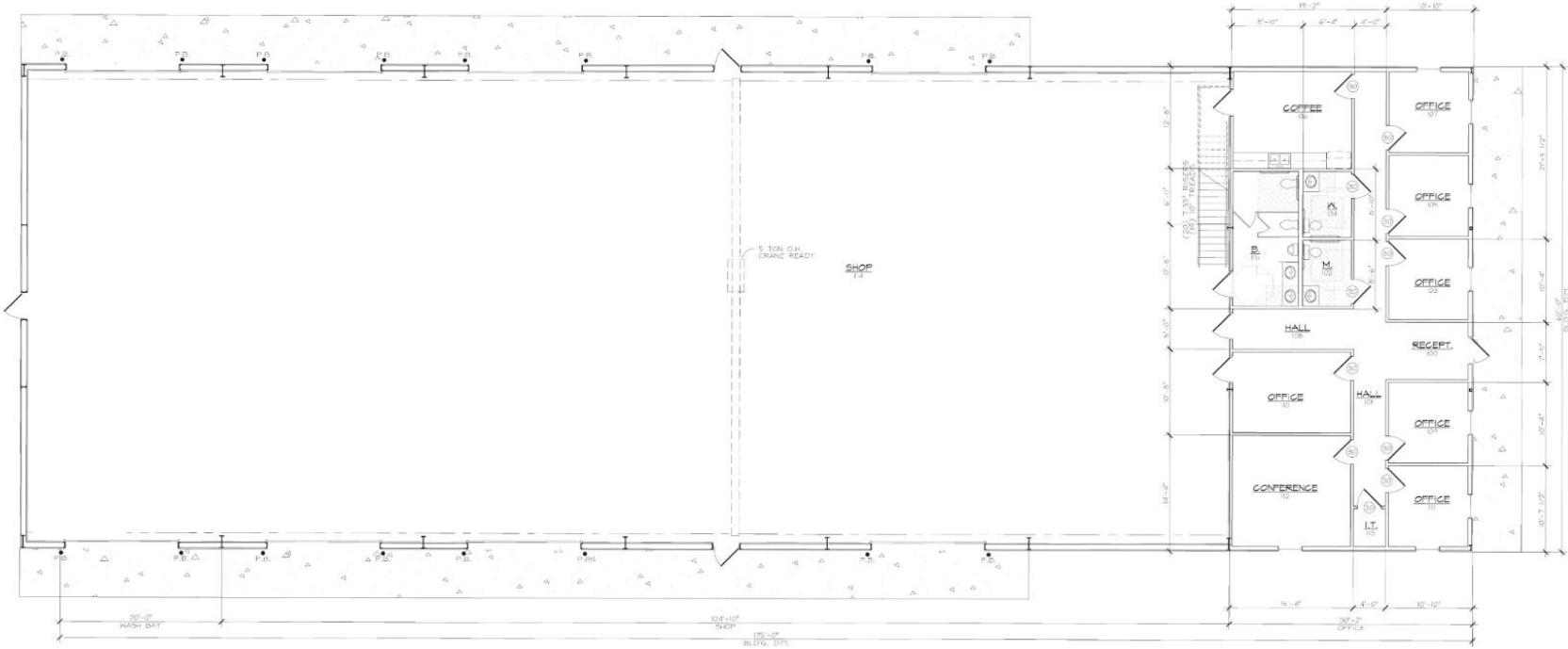
Shop Details

9,000 Sq Ft of shop space for your operational needs

- 5-ton crane ready
- Temperature Controlled
- Optional wash bay buildout



Floor Plan





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.

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Investment



Land



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