

# 4 INDUSTRIAL BUILDINGS ON ±7.66 ACRES

335 S County Rd W, Odessa, TX 79763

INDUSTRIAL FOR SALE AND FOR LEASE



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**NRG REALTY GROUP**

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## OFFERING SUMMARY

Sale Price:	\$2,637,500
Price / SF:	\$125.00
Lease Rate:	\$22,500.00 /Mo (NNN)
Building Size:	21,100 SF
Lot Size:	7.66 Acres
Year Built:	1963
Zoning:	LI

## PROPERTY OVERVIEW

This industrial property consists of 4 buildings totaling ±21,100 SF on ±7.66 acres available for sublease! The property features a combined ±6,800 SF of office space across three of the four buildings with reception, (12) offices including (2) executive offices, conference and training rooms, multiple break areas, copier rooms, I.T. closets, and ample storage throughout. The property includes ±14,300 SF of warehouse/shop space, featuring multiple cranes ranging from 5 to 10-tons, eave heights from 12' to 25'6", concrete slabs (5", 3,000 PSI), overhead doors ranging from 12'x12' to 16'x16', a 3'-4" x 75' oil change pit, electric heaters, and 400A 3-phase power. Built between 1963 and 2013, the improvements sit on a concrete-approach lot designed for industrial use. Purchase or sublease through 2/28/2032 - contact Justin Dodd for more details.

## LOCATION OVERVIEW

This property is located in the Permian Basin in Odessa, TX. Just south of Downtown Odessa, this property is only 0.4 miles from Business Loop 20 and 0.9 miles from I-20, allowing for easy access to major roadways and markets.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- ±21,100 SF on ±7.66 Acres
- Multiple Overhead Doors, 12'x12' - 16'x16
- Multiple Cranes, 5-10-tons
- (12) Offices, (2) Executive Offices
- 25'x70' Wash-Bay
- Electric Heating
- 3-Phase Power
- Improvements Made in 2013
- Available for Purchase or Sublease through 2/28/2032



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ADDITIONAL PHOTOS



**JUSTIN DODD**

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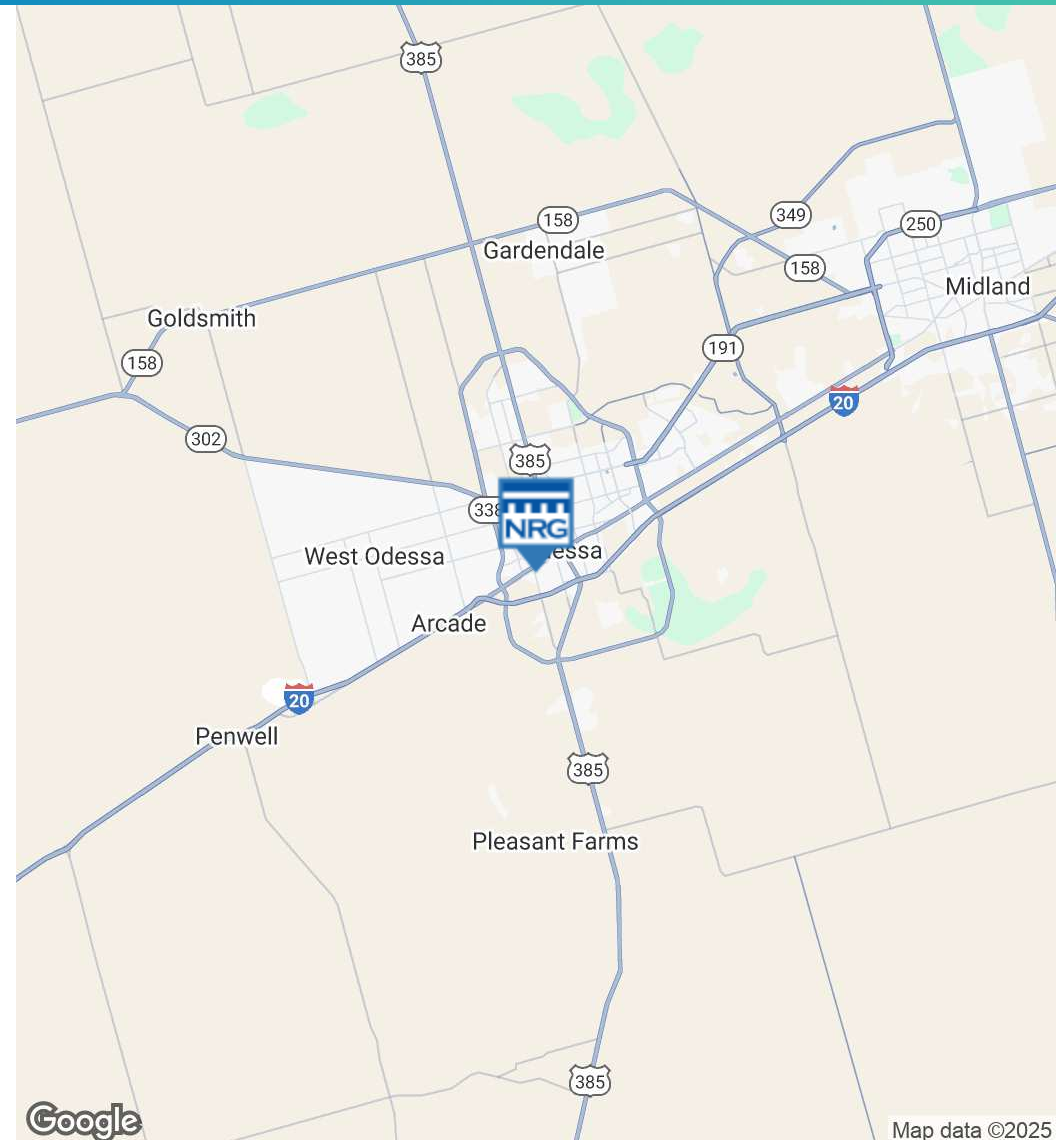
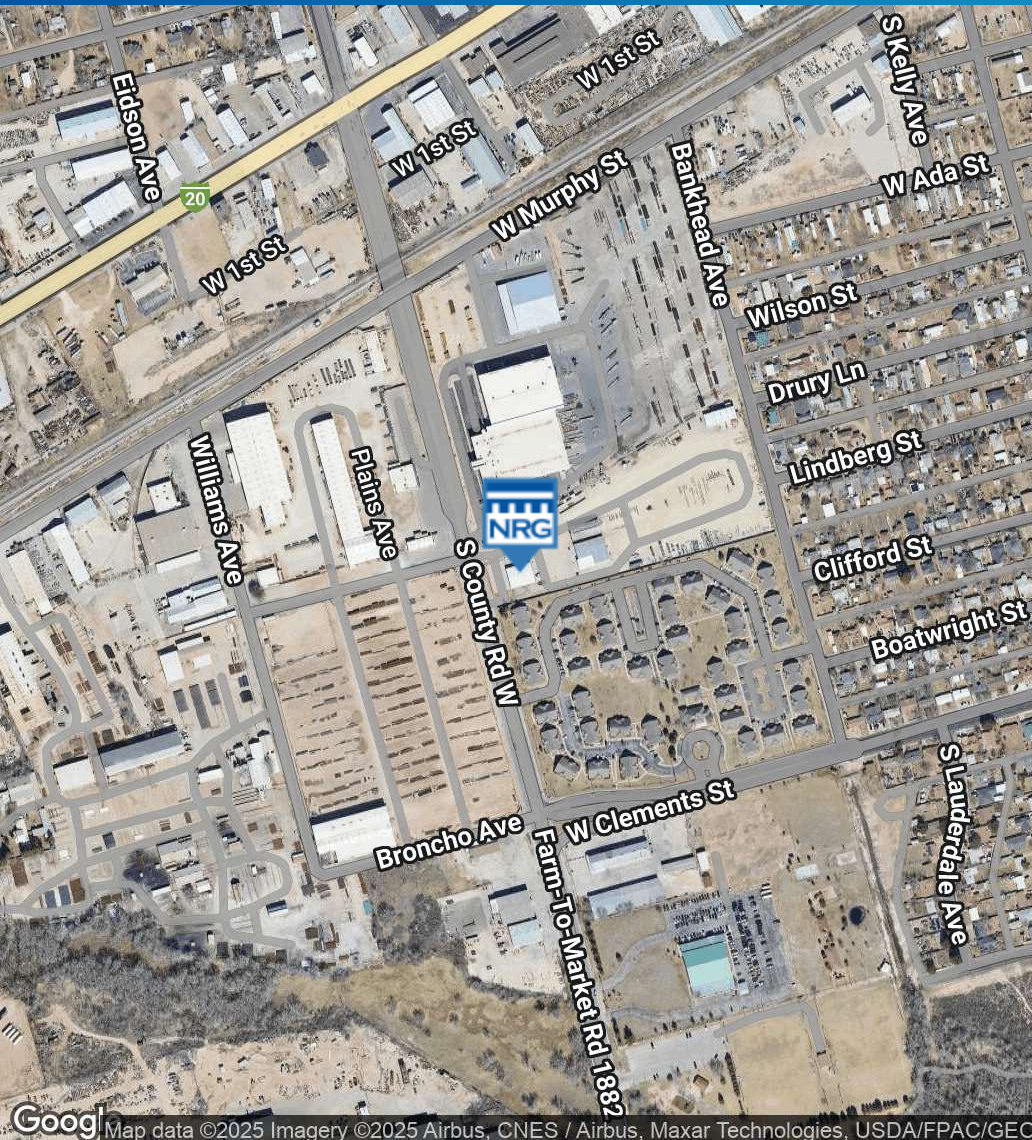
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## Information About Brokerage Services

11/2/2015

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Primary Assumed Business Name			
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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Justin Dodd

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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Total Directional

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**CONTACT BROKERS:**

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