



PRICE: \$13.75 SF/YR

12618 W COUNTY ROAD 133

Odessa, TX 79765

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## Property Description

Office and warehouse industrial building available for lease on 1.13 acres. The property features dedicated office space, an insulated warehouse with (3) 14' x 14' overhead drive-in bays, a caliche yard, and full perimeter fencing. This versatile layout accommodates a wide range of industrial, service, and operational needs.

## Property Highlights

- First Month Rent Free
- Excellent Access to Key Transportation Routes
- Fully Insulated Warehouse
- Stabilized Caliche Yard | Perimeter Fencing
- Taxes: \$0.83 PSF | Insurance: \$0.52 PSF

## Location Description

Located at 12618 W County Road 133, this property sits less than half a mile from Interstate 20, offering exceptional regional connectivity. Access to I-20 is provided via S County Road 1303, creating a highly desirable off-interstate position with smooth, efficient routes to major transportation corridors. Ideally situated between Midland and Odessa, the site benefits from strong accessibility, and proximity to key commercial and industrial hubs.

## Offering Summary

Lease Rate:	\$13.75 SF/yr (NNN)
Lot Size:	1.13 Acres
Building Size:	5,000 SF

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BROKERAGE SERVICES, LLC

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