

16,763 SF AMENITY HEAVY INDUSTRIAL PROPERTY

INDUSTRIAL FOR LEASE

1118 WALTHER RD

ODESSA, TX 79763

CONTACT BROKERS:

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NRG REALTY GROUP
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OFFERING SUMMARY

Lease Rate:	\$26,835.00 /Mo (NNN)
Building Size:	16,763 SF
Lot Size:	5 Acres
Year Built:	2020
Zoning:	None

PROPERTY OVERVIEW

This property consists of 4 distinct and professionally constructed buildings and amenities on 5 Acres! This property includes a 12,000 SF Office/Shop, a 1,425 SF detached, covered wash-bay, a 4,400 SF housing facility, and an immaculate 1,404 SF Paint Booth. The office is 4,000 SF and contains tile flooring, 8 private offices, 1 shop supervisor office with visibility into the shop, 4 restrooms, 2 breakrooms, 2 conference rooms, and a large IT room. The 8,000 SF fully insulated shop has a 6" thick concrete slab with #4 bars and contains 6 drive-through bays with (12) 16' x 16' overhead doors, (2) 20-ton bridge cranes that run the length of the shop, a shop breakroom, and a shop restroom with shower. There is a 1,425 SF detached enclosed wash-bay with (2) 16' x 16' overhead doors and a trench drain that drains into below-ground storage tanks. The wash-bay also has an attached 225 SF enclosed insulated housing/storage area with an AquaChem pressure washing system. The housing facility consists of 2,400 SF of living space and a 2,000 SF awning for parking and outside sitting area. The living space contains tile flooring, HVAC, a large living room, a large full kitchen, 8 large private bedrooms with large closets, 4 full bathrooms, and a large water heater tank. The Paint Booth is 1,404 SF and has stainless steel walls and concrete flooring, with a fan system and external exhaust. The paint booth also has a 288 SF storage area secured with a 16' x 16' overhead door entrance. The property currently sits on 2.5 AC total. However, an additional 2.5 Acres is available next to the property for a total of 5 Acres. 1.9 AC is stabilized asphalt and the additional 0.6 AC stabilized caliche. The property is secured with 3-Strand security fencing and contains (2) 30' manual gates.

LOCATION OVERVIEW

The property is ±0.25 miles North of I-20 and ±0.33 miles from the cross section of I-20 and State Highway 302. An excellent location in the Delaware Basin and allows for convenient access to Kermit, Mentone, Monahans, Pecos and NW New Mexico.

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PROPERTY HIGHLIGHTS

- 12,000 SF Main Office/Warehouse
- 4,000 SF Office | 8,000 SF Shop
- 5 Acres | 1.9 Acres stabilized asphalt
- 9 Private Offices
- 6" Thick Concrete Shop Slab
- 6 Drive-through bays with (12) 16' x 16' OHD's
- (2) 20-ton Bridge Cranes
- 1,425 SF Detached, Enclosed Wash-Bay with (2) 16'x16' OHD's
- 1,404 SF Industrial Paint Booth with (1) 16' x 16' OHD
- 2,400 SF Housing Facility + 2,000 SF Awning
- 8 Large Private Rooms
- An additional 2.5 Acres can be leased for \$5,000/Mo
- 3-Phase, 480V, 600A power
- Water well | Septic | Fiber ready



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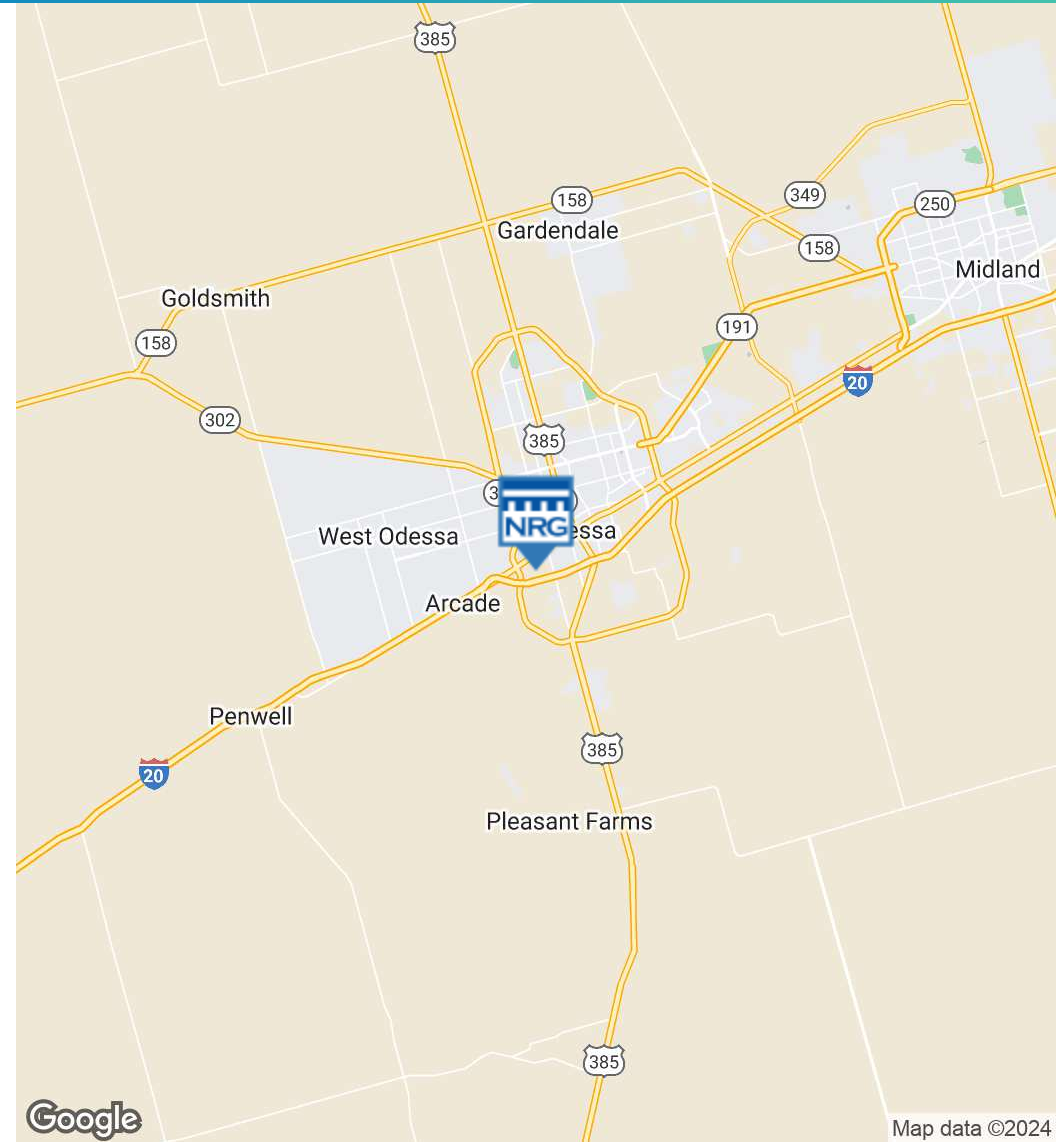
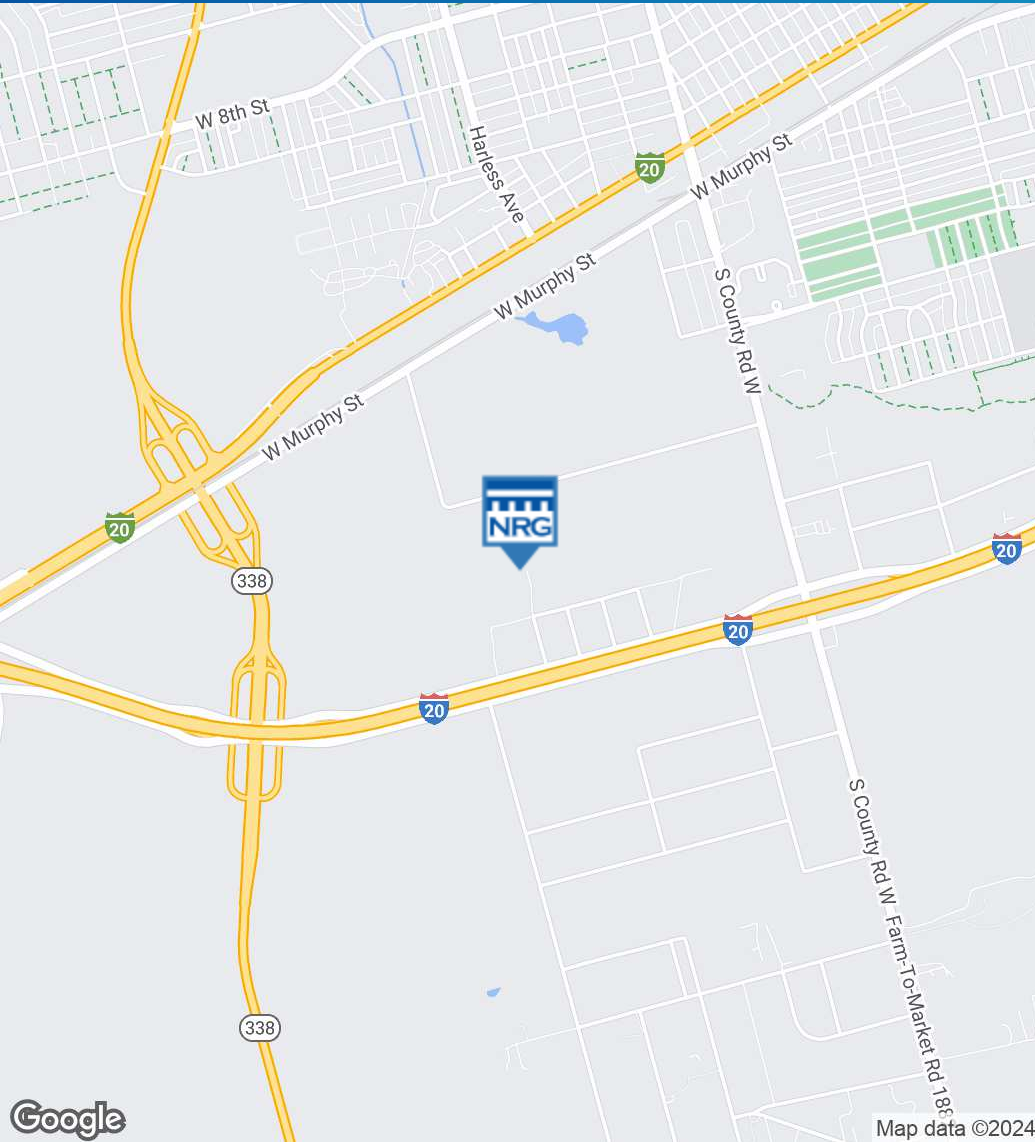
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Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date



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