

8,000 SF WAREHOUSE NEAR HWY 385 & I-20

INDUSTRIAL FOR SALE AND FOR LEASE

2730 SAYBROOK RD

ODESSA, TX 79766

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com



NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$840,000
Price / SF:	\$105.00
Lease Rate:	\$8,400.00 /Mo (NNN)
Building Size:	8,000 SF
Lot Size:	2.524 Acres
Year Built:	2018
Zoning:	None

PROPERTY OVERVIEW

This versatile property sits on 2.524 acres and features an 8,000 SF metal building, offering a blend of office and warehouse space. The office area spans 2,000 SF on the first floor, fully equipped with HVAC, 5 private offices, 2 restrooms, a conference room, and a kitchenette. An additional 2,000 SF mezzanine provides flexibility for extra office space or storage. The 6,000 SF warehouse boasts a 24' eave height, (6) 16'x16' automatic overhead doors, and is designed for efficiency with natural light streaming through clear paneling. The shop includes its own office, restroom with shower, and is powered by 3-phase electric. The fully fenced yard is serviced by a water well and septic system, offering excellent functionality for a variety of industrial or commercial uses.

LOCATION OVERVIEW

The prime location is on Saybrook Rd, just off Hwy 385 in Odessa, TX, and offers seamless connectivity. Only 1.5 miles south of Interstate 20, this property ensures fast, convenient access to Midland and the entire Permian Basin—perfect for businesses seeking strategic positioning in this region.

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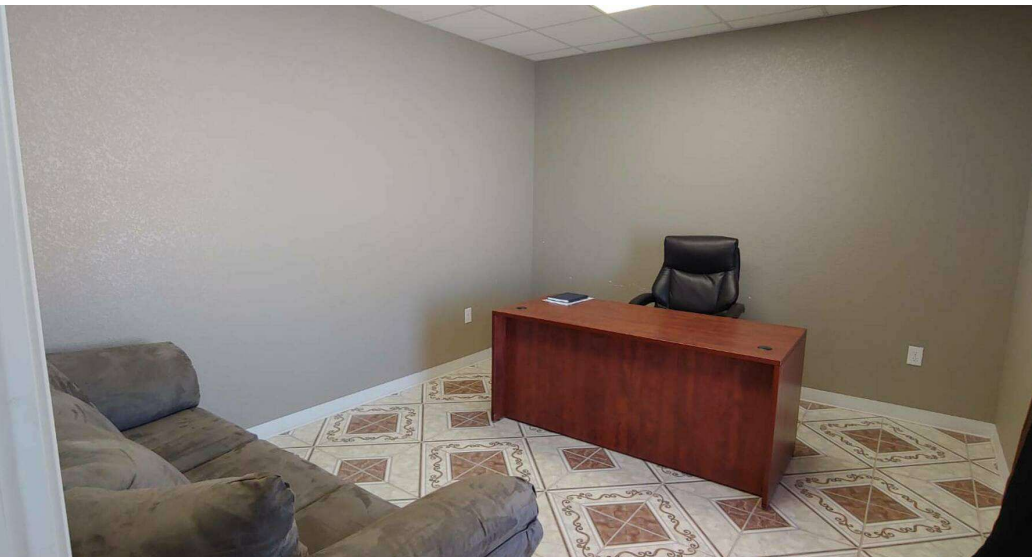
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PROPERTY HIGHLIGHTS

- 8,000 SF on 2.524 Acres
- 2,000 SF Office | 6,000 SF Shop
- Additional unfinished mezzanine
- 5 Offices, 2 Restrooms, Conference Room
- (6) 16'x16' Automatic, Overhead Doors
- 3-Phase Power, Water Well, Septic System
- Fully Fenced



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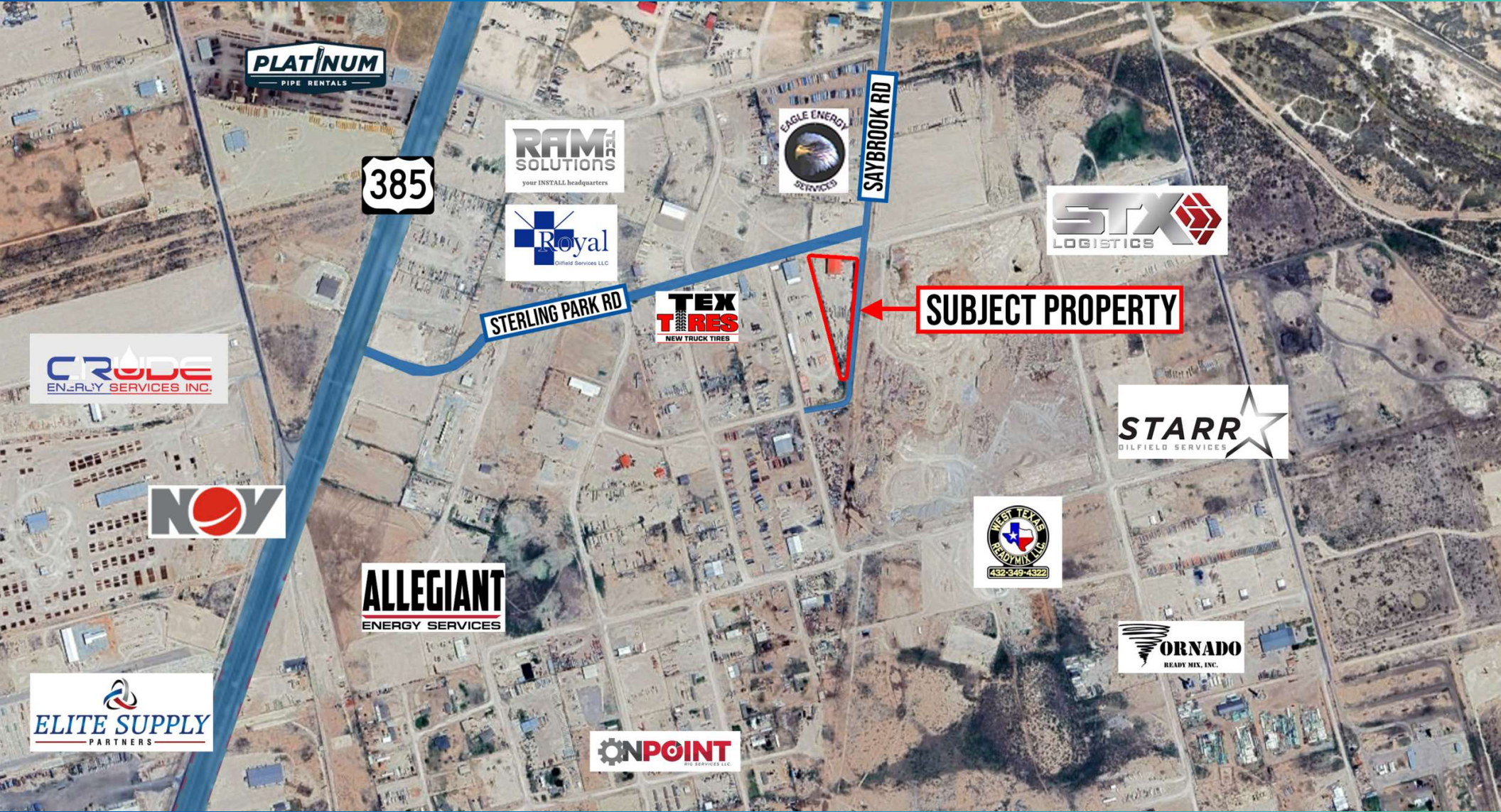
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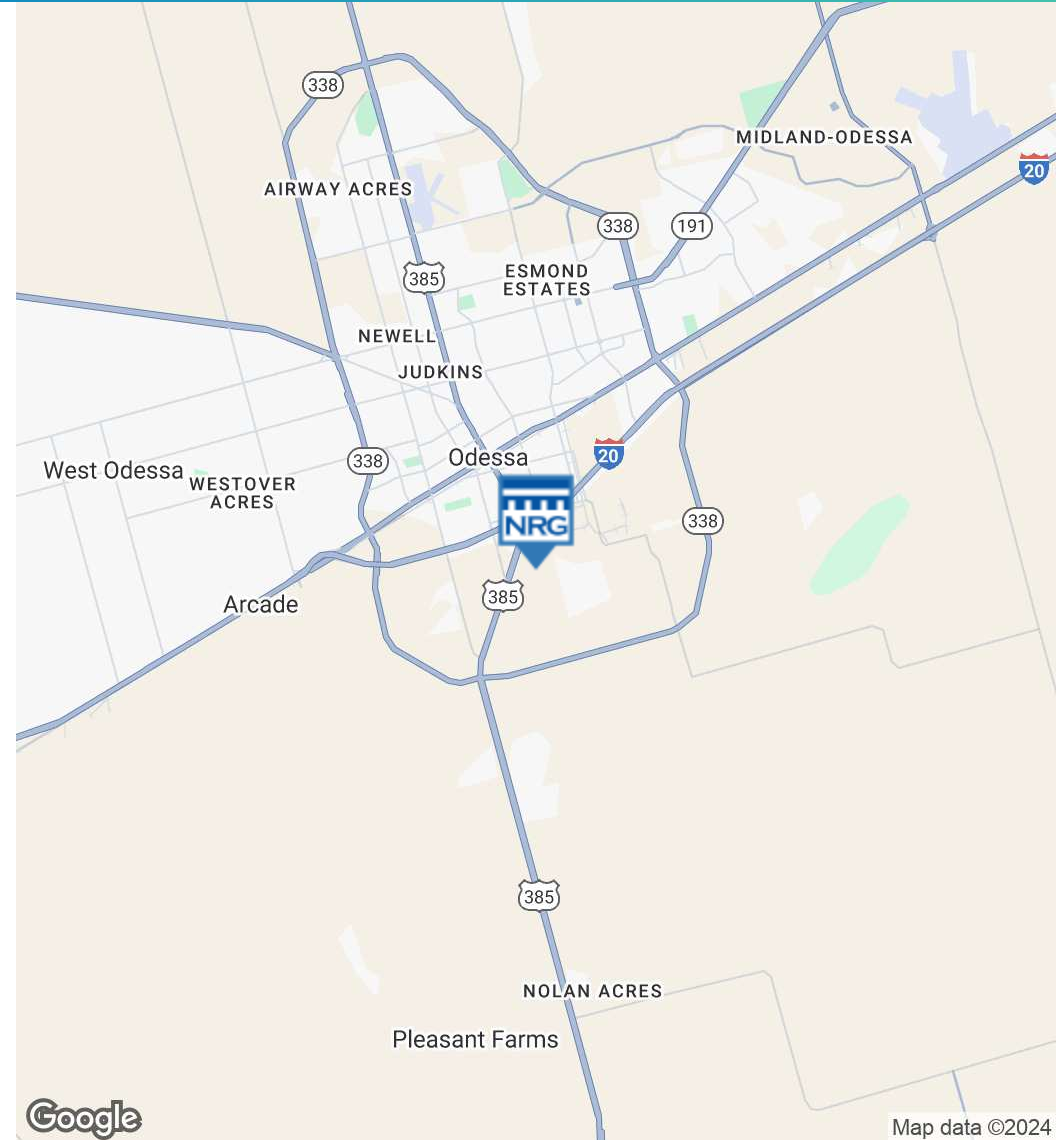
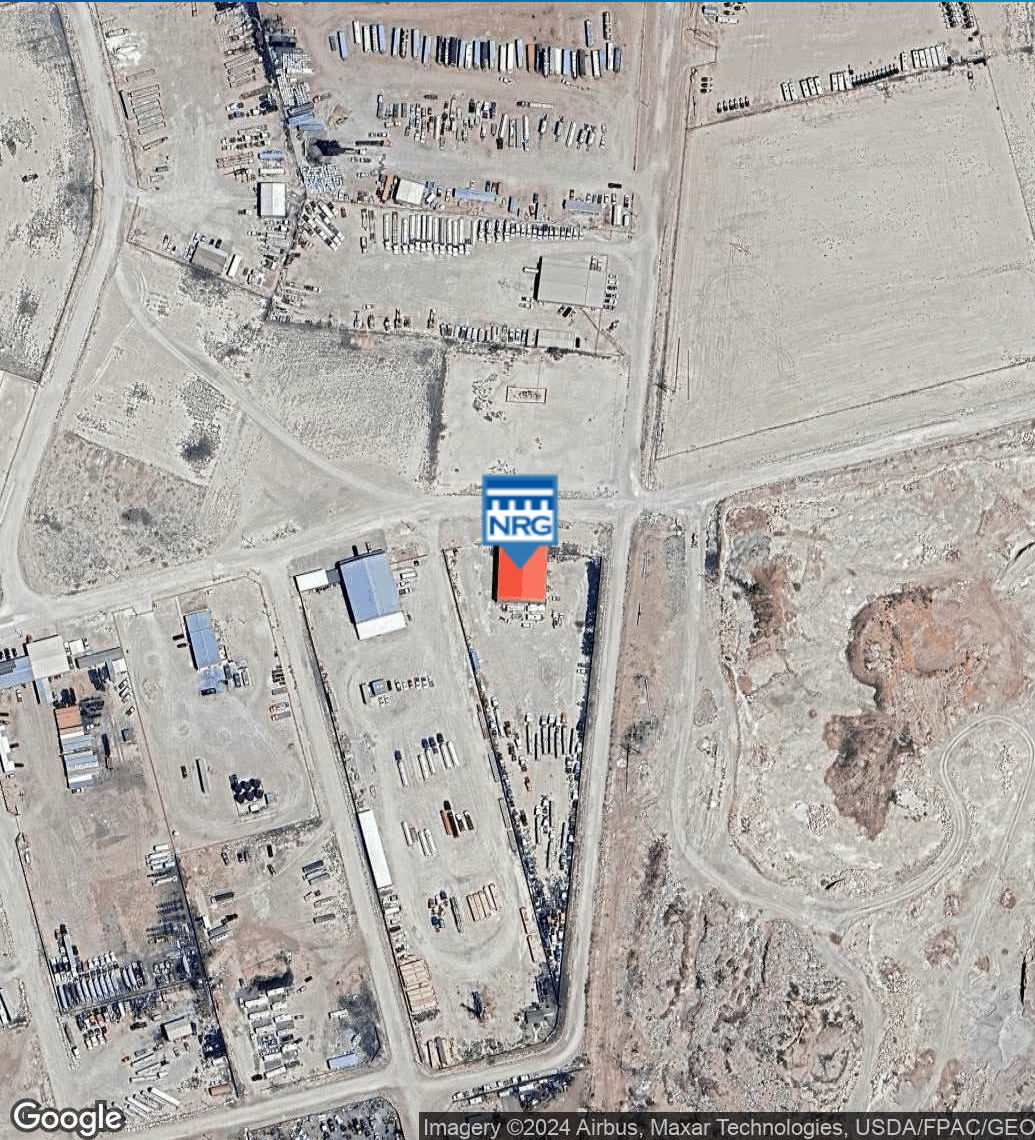


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Information About Brokerage Services

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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Phone: (214)534-7976 Fax:

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JUSTIN DODD

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NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

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