



PRICE: \$14.50 SF/YR

## 2585 W I-20

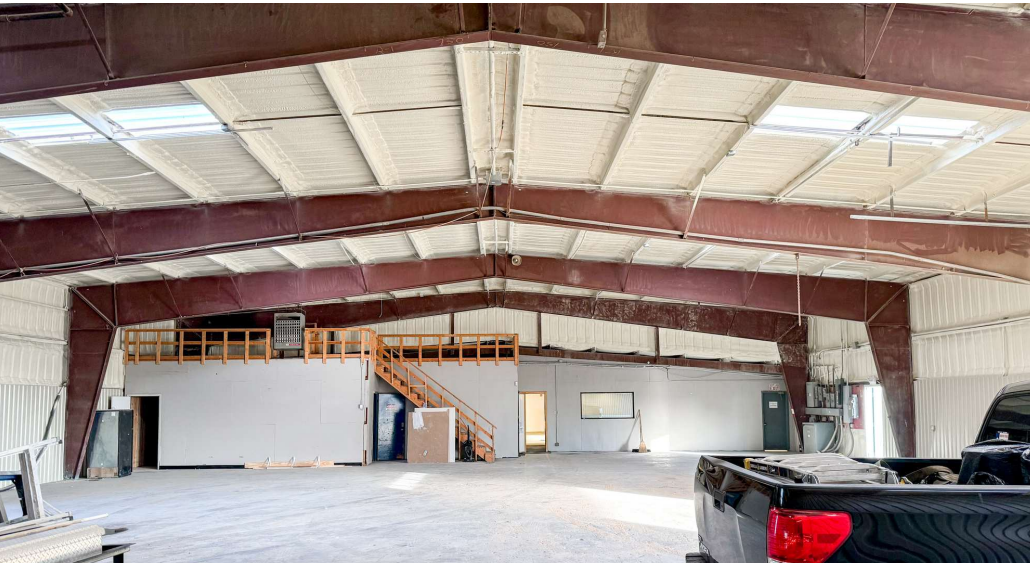
Odessa, TX 79766

**Wes Gotcher**  
Broker | President  
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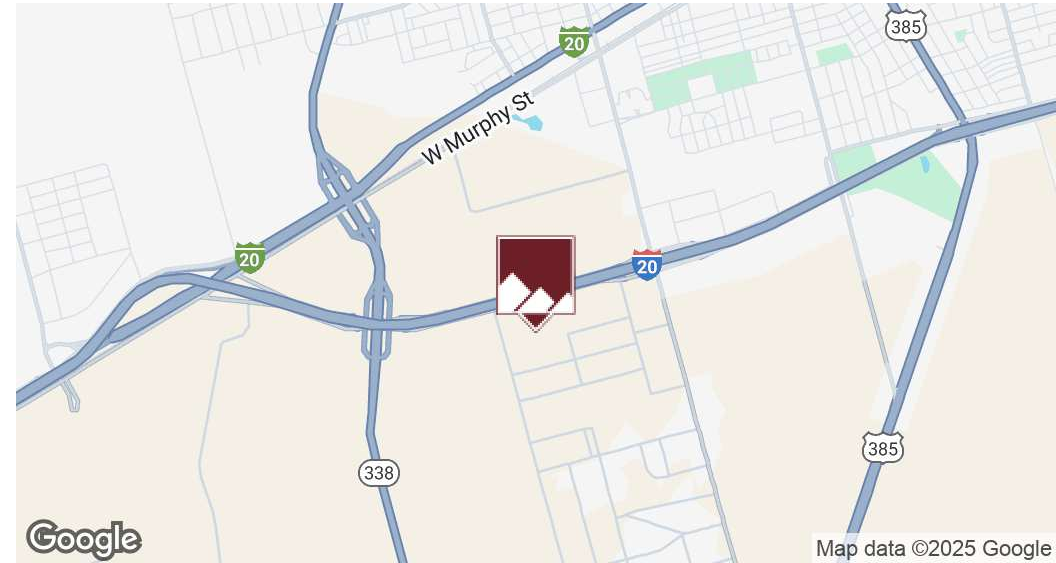


### Property Description

The property boasts three metal industrial buildings designed for a variety of business needs. It includes 4,927 square feet of office space, complete with HVAC for optimal comfort, and a spacious 7,000-square-foot shop area, ideal for industrial operations. The site features a paved parking lot, including an asphalt section, and a fenced lot for added security and functionality. Built with durable metal construction, this property is designed to support robust industrial use while maintaining functionality and ease of access.

### Property Highlights

- Office: 4,927 SF | Shop: 7,000 SF
- 20' Ceiling Clear Height | Fluorescent Lighting | Water Well & Septic
- Fenced Lot | Excellent Location | On-Site signage directly visible from the Interstate



### Location Description

Located on Interstate 20, between Loop 338 and Highway 385 in Odessa, this property offers prime visibility with over 260 feet of frontage along I-20. Positioned in a thriving industrial hub, it is surrounded by other industrial properties, making it an ideal location for businesses seeking high exposure and convenient access to major transportation routes.

### Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	11,927 SF
Lot Size:	4.28 Acres

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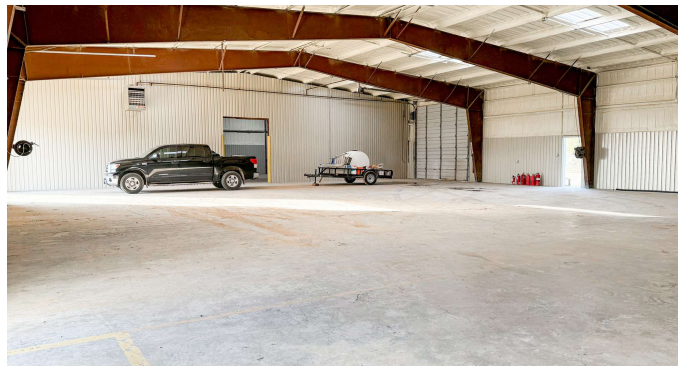
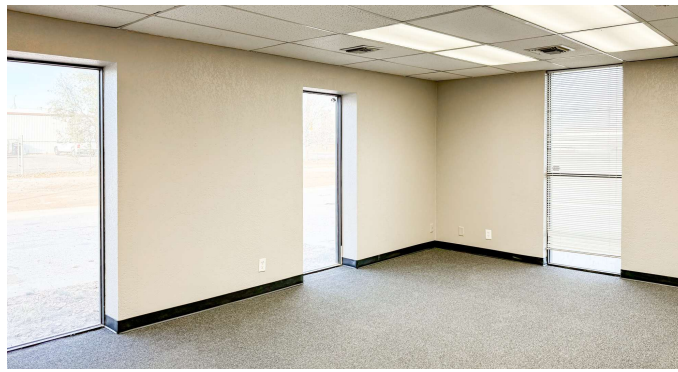
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