INDUSTRIAL FOR LEASE

4,000 SF WAREHOUSE/OFFICE ON 1.1 ACRES

13424 WEST COUNTY ROAD 133

ODESSA, TX 79765

CONTACT BROKERS

AMY BARNETT

432.352.6714 amy.barnett@nrgrealtygroup.com

DAKOTA FLOWERS

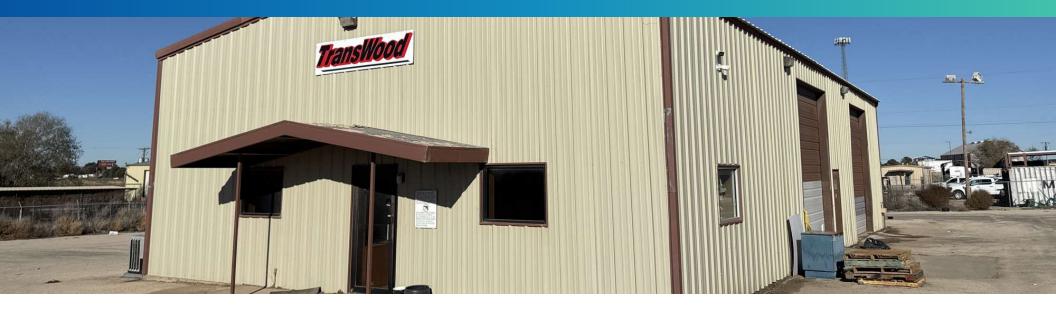






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OFFERING SUMMARY

Lease Rate:	\$8,000.00 /Mo (NNN)
Building Size:	4,000 SF
Lot Size:	1.1 Acres
Year Built:	1980
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This industrial service facility is currently undergoing renovation and will include an additional 1,100 SF, bringing the total to 4,000 SF on 1.1 acres. The office space will feature three offices, a conference room, a kitchen, and a bathroom. The warehouse will consist of (4) 14'x14' overhead doors forming two drive-thru bays. The property will also be equipped with 3-phase power. Contact Amy or Dakota for more details on this property.

LOCATION OVERVIEW

The property is located in Odessa, TX, just 0.4 miles north of the Interstate 20 and S County Rd 1310 intersection on W County Rd 133. Situated outside city limits, it offers easy access to major thoroughfares while providing a more flexible and spacious setting.

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PROPERTY HIGHLIGHTS

4,000 SF WAREHOUSE/OFFICE ON 1.1 ACRES

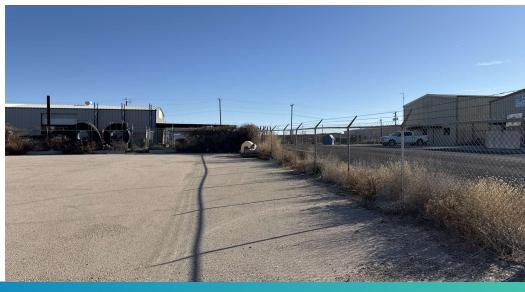
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PROPERTY HIGHLIGHTS

- 4,000 SF on 1.1 Acres
- Undergoing Renovation!
- 3 Offices, Conference, Kitchen
- (4) 14'x14' OHD's
- 2 Drive-Thru Bays
- 3-Phase
- Asphalt Paved Yard, Fully Fenced





AMY BARNETT

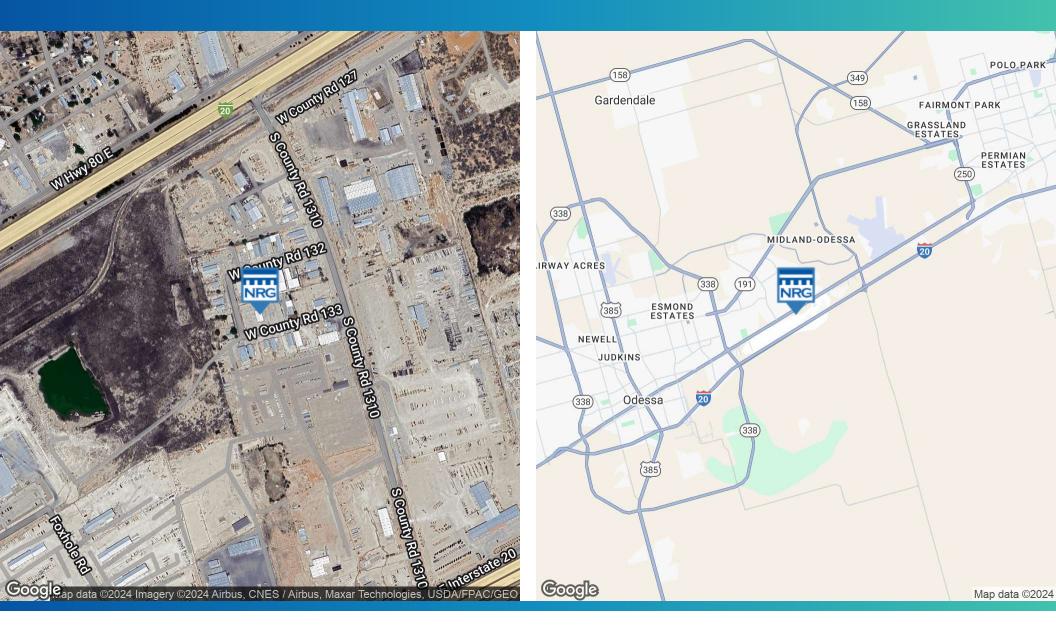
DAKOTA FLOWERS

432.352.6714 432 amy.barnett@nrgrealtygroup.com dak



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432.352.6714 amy.barnett@nrgrealtygroup.com





Information About Brokerage Services

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:
 - 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.

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

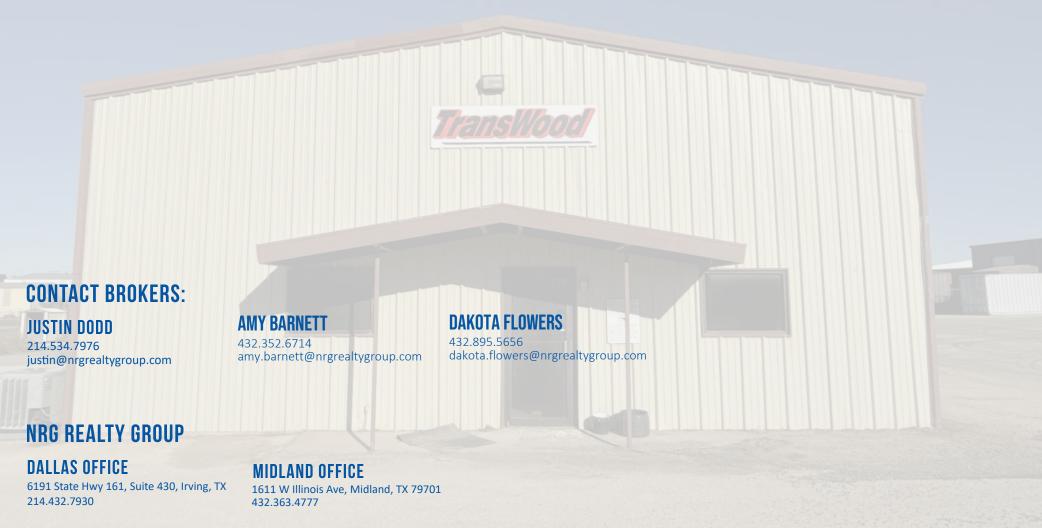
Buyer/Tenant/Seller/Landlord Initials

Regulated by the	Texas Real Estate Commission	Information available at www.trec.texas.gov		
TXR-2501				IABS 1-0 Date
NRG Realty Group, LLC, 61	91 Highway 161, Suite 430 Irving TX 75038	Phone: (214)534-7976	Fax:	Total Directional
Justin Dodd	Produced with Lone Wolf Transactions (zipForm Edition) 231 She	arson Cr. Cambridge, Ontario, Canada N11	1.15 www.lwolf.com	

Date



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