

# CONVENIENT, CAPABLE COMMERCIAL OFFICE/SHOP

INDUSTRIAL FOR LEASE

**1810 N LEE AVE**

ODESSA, TX 79761

**CONTACT BROKER:**

**TANNER BRIDGE**

432.241.2505

[tanner@nrgrealtygroup.com](mailto:tanner@nrgrealtygroup.com)



**NRG REALTY GROUP**

NRGREALTYGROUP.COM



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1810 N LEE AVE, ODESSA, TX 79761



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 /Mo (NNN)
Building Size:	4,000 SF
Lot Size:	0.26 Acres
Year Built:	1986
Zoning:	Commercial

## PROPERTY OVERVIEW

Convenient and capable, this 4,000 SF building sits on 0.26 Acres in Odessa, TX! The building consists of 882 SF of office and 3,118 SF of shop. There is a reception/ conference room area with two restrooms located on the East wall. The shop includes (1) 18'x20' bay door, (1) 10'x10' bay door, and a third restroom nestled in the East corner. There are new windows throughout the property, as well as a new water heater, and new HVAC unit installed October 2024. Serviced by single phase power. Available January 1st, 2025. Contact Tanner Bridge for more details.

## LOCATION OVERVIEW

This property is conveniently located near the Intersection of Highway 385 and Kermit Highway, at 1810 N Lee Avenue in Odessa, Texas. From Midland International Airport, head East on La Force Blvd for 1.3 miles, turn right onto W Highway 80 E and merge onto I-20BL W (continue straight for 10 miles), turn right on US-385/N Grant Ave and continue straight for one mile, take a slight left onto TX-450 Spur W, turn left onto W 19th street, then turn left onto N Lee Ave and the property will be on the left. Parking and the main entrance are at the storefront.

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## PROPERTY HIGHLIGHTS

- 4,000 SF Building on 0.26 Acres
- 882 SF Reception/Office Space
- 2 Office Restrooms
- 3,118 SF Shop Space
- (1) 18'x20' & (1) 10'x10' Bay Doors 20' Clear Height
- 1 Shop Restroom
- Single Phase Power
- New Windows, New Water Heater, New HVAC (2024)
- Available January 1st, 2025



**TANNER BRIDGE**

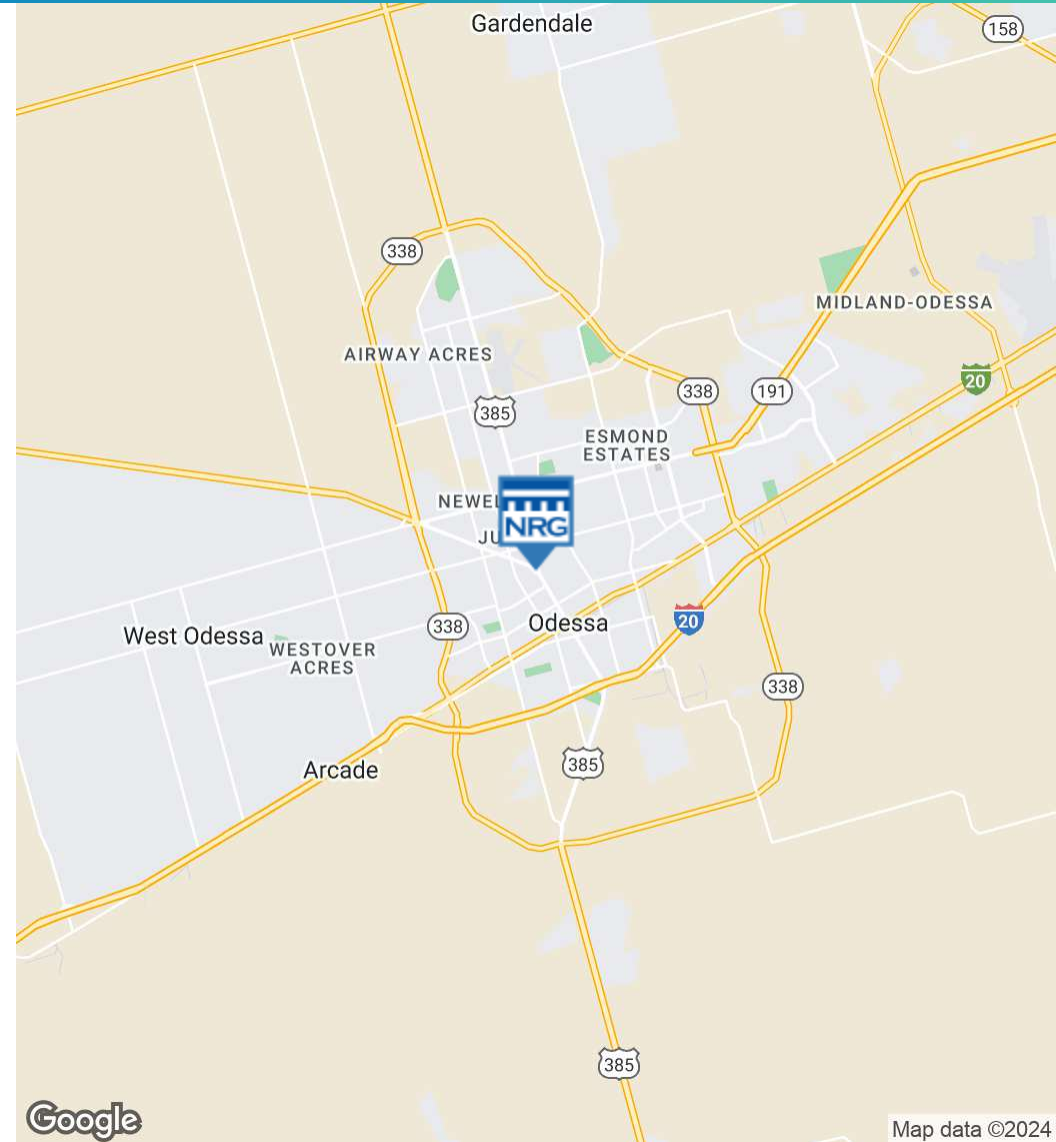
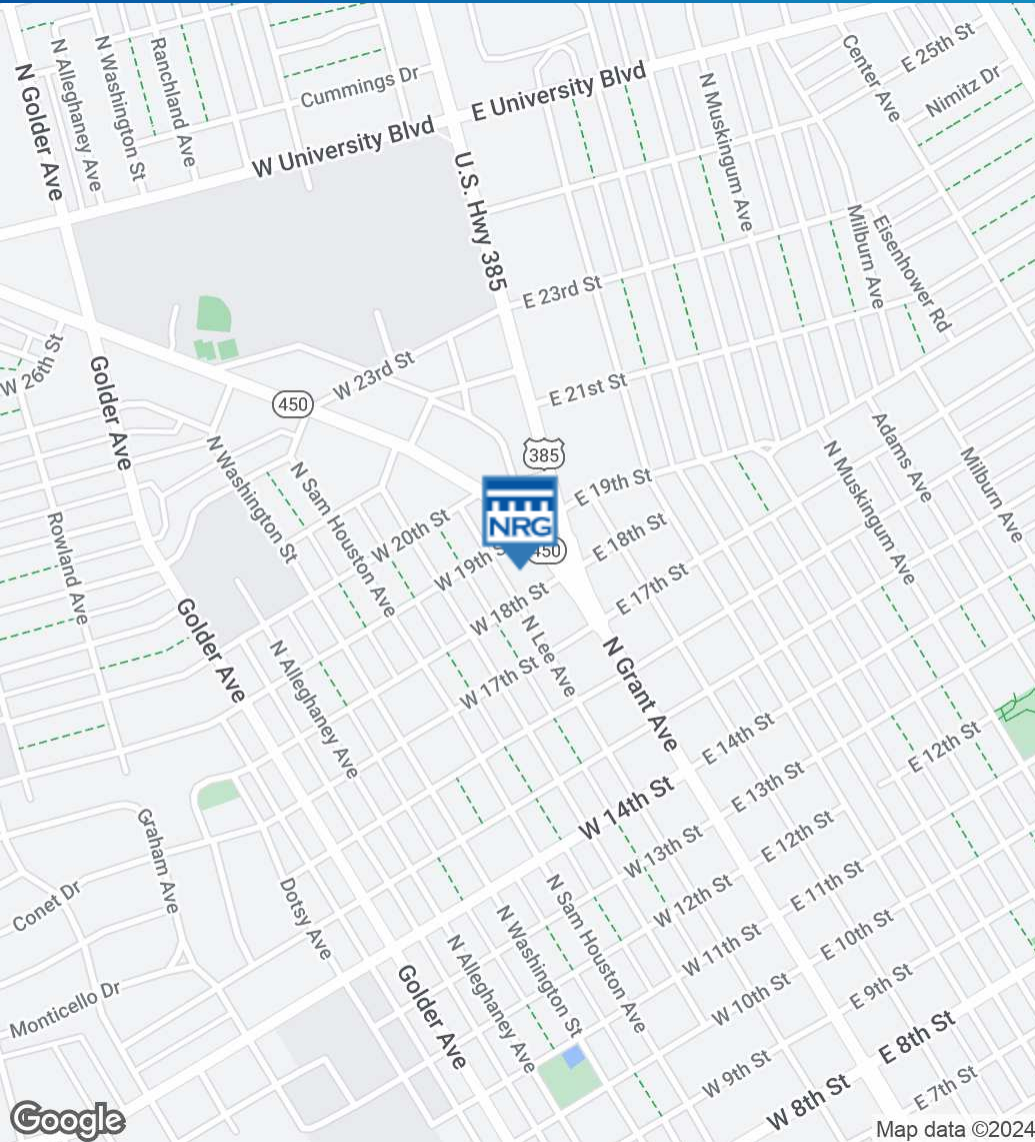
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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**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@nrgrealtgroup.com	2145347976
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
TANNER BRIDGE	802379	tanner@nrgrealtgroup.com	432-241-2505
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**1810 N LEE AVE ODESSA, TX 79761**

**CONTACT BROKERS:**

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