

STOREFRONT AND WAREHOUSE ON BUSINESS I-20

1510 E 2nd St, Odessa, TX 79761

INDUSTRIAL FOR LEASE



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

NRG REALTY GROUP

NRGREALTYGROUP.COM



STOREFRONT AND WAREHOUSE ON BUSINESS I-20

1510 E 2ND ST, ODESSA, TX 79761

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$23,400.00 /Mo (NNN) |
| Building Size: | 35,010 SF |
| Lot Size: | 2.19 Acres |
| Year Built: | 1972 |
| Zoning: | LI |

PROPERTY OVERVIEW

Now available for your business operations, this $\pm 35,010$ SF multi-structure property spans 2.19 paved acres with concrete and asphalt surfaces - an ideal setup for operational efficiency. It all starts with the 22,000 SF primary office/warehouse. The fully sprinklered 15,000 SF warehouse features 16'x16' drive-through doors. The 7,000 SF office space hosts a showroom equipped with a sales counter, 2 sales offices, and 8 other private offices. Additional bays for service and storage accounts for another 9,500 SF. Additionally, this property offers excellent visibility with $\pm 285'$ of frontage along the 5-lane Business I-20. The site is secured by a chain-link fence with razor wire and provides covered parking for employees. The adjacent space on 0.63 Acres is available for additional rent per month. Enhancing its appeal, the property is neighbored by notable businesses such as Hoseworx, Ron Hoover RV & Marine, and Reece Plumbing. Contact Tucker Schneemann to set up your business operations here!

LOCATION OVERVIEW

This property offers high visibility, located directly on East Business Loop 20/East 2nd Street in Odessa, TX. Conveniently situated in central Odessa, it provides quick access to I-20, a major thoroughfare in the Permian Basin, and Loop 338 - both approximately 2.7 miles from the property.

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealttygroup.com



STOREFRONT AND WAREHOUSE ON BUSINESS I-20

1510 E 2ND ST, ODESSA, TX 79761

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±35,010 Total SF on 2.19 Paved Acres
- ±285' of Frontage on Business I-20/E 2nd St
- 15,000 SF Main Warehouse Fully Sprinklered
- 16'x16' Drive-Through Bay Doors
- 7,000 SF Office Space
- Sales Counter & Showroom, 8 Private Offices, 2 Sales Offices
- Breakroom, Conference Room, Storage
- 9,500 SF Additional Bays For Service & Storage
- Covered Parking
- Chain-link Fencing w/ Razor Wire
- Surrounded by Prominent Neighbors
- Additional Space on 0.63 Acres Available for Additional Rent



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealttygroup.com



STOREFRONT AND WAREHOUSE ON BUSINESS I-20

1510 E 2ND ST, ODESSA, TX 79761

WAREHOUSE



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



STOREFRONT AND WAREHOUSE ON BUSINESS I-20

SHOWROOM/OFFICE

1510 E 2ND ST, ODESSA, TX 79761



TUCKER SCHNEEMANN

432.661.4880

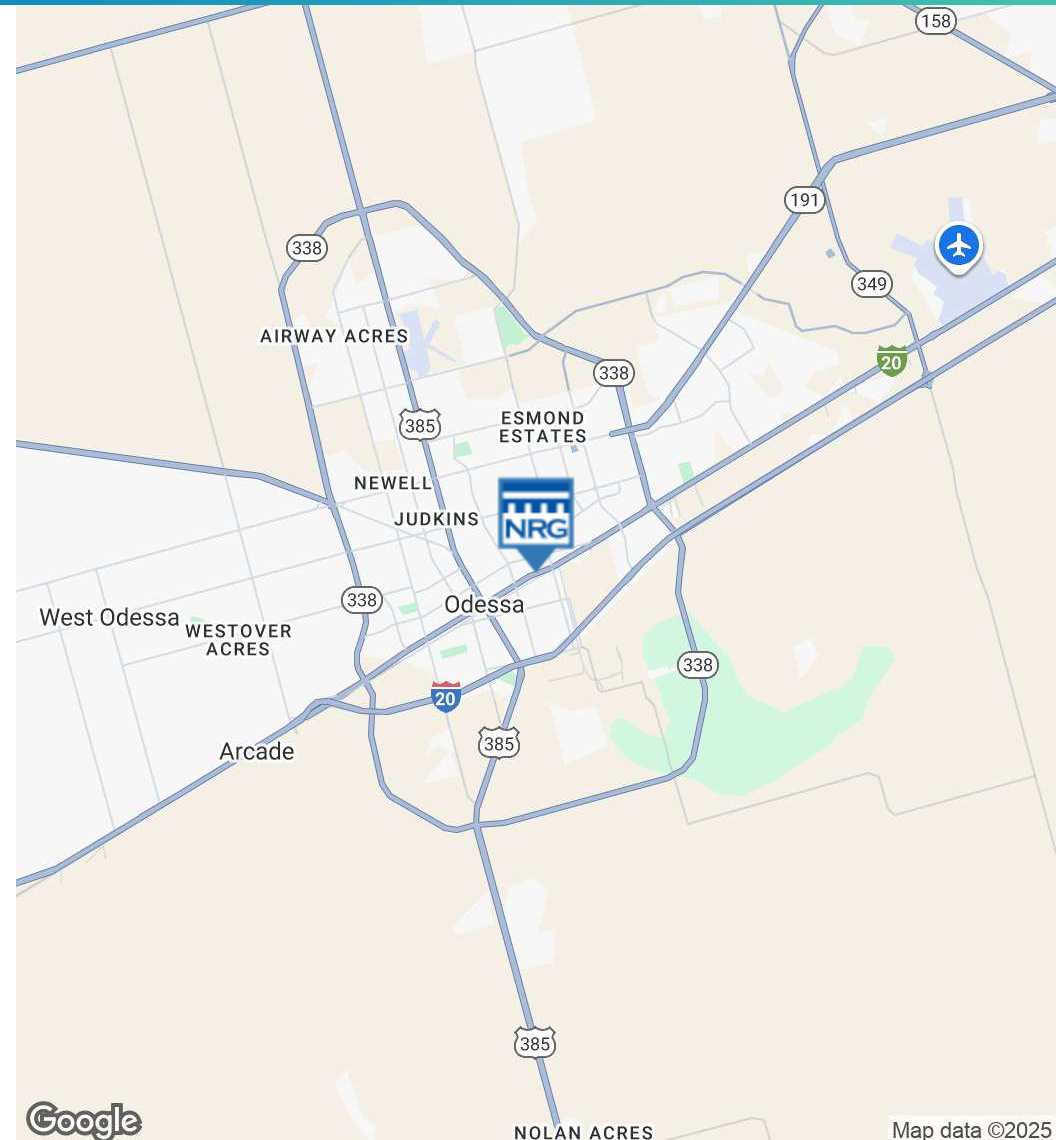
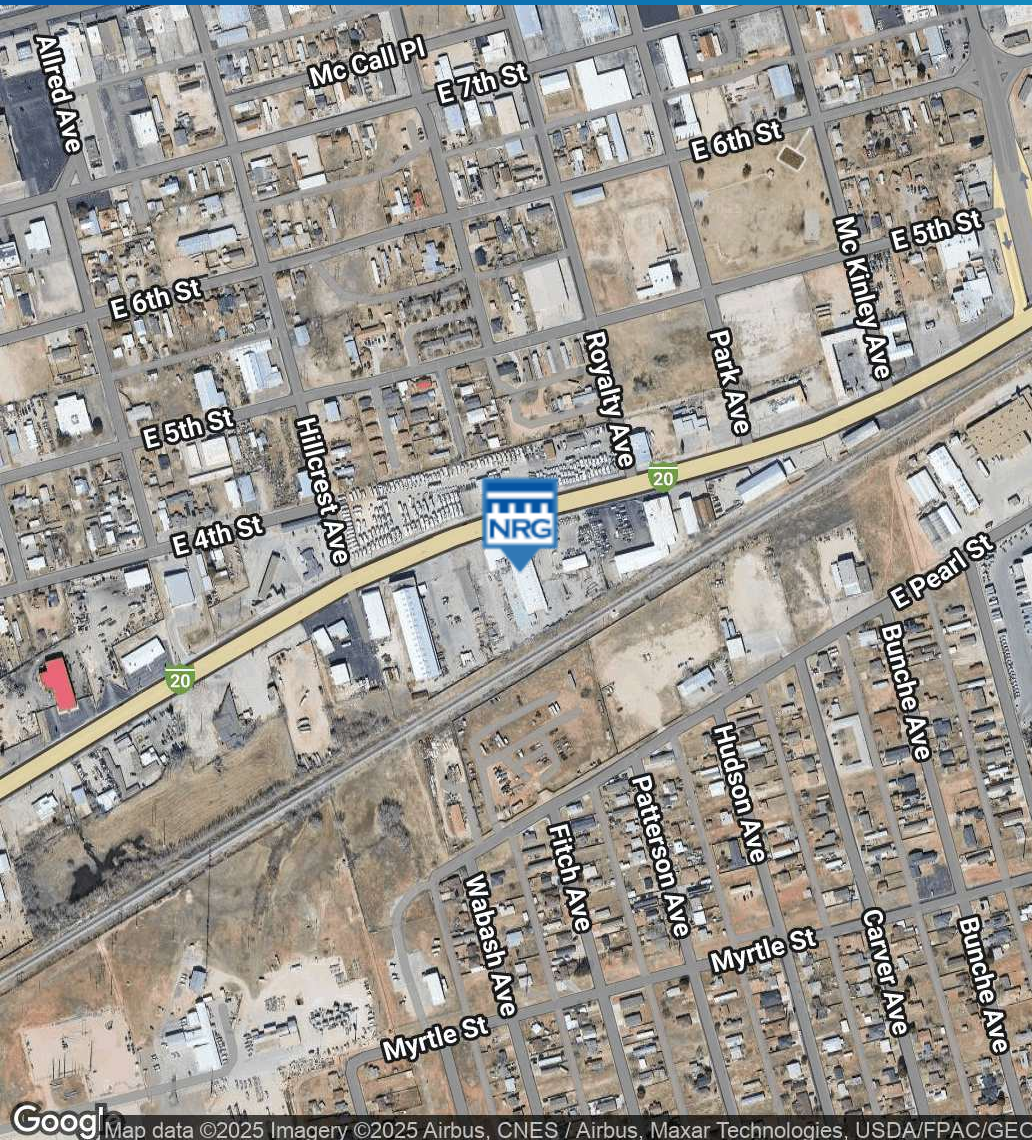
tucker@nrgrealttygroup.com



STOREFRONT AND WAREHOUSE ON BUSINESS I-20

1510 E 2ND ST, ODESSA, TX 79761

LOCATION MAP



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com





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:
 - 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 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 |
| John W.B. McDaniel | 0405514 | john@nrgrealtygroup.com | (214)325-4851 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tucker Schneemann | 767730 | tucker@nrgrealtygroup.com | (432)661-4880 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

Fax:

3610 SCR 1232

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



1510 E 2ND ST, ODESSA, TX 79761

CONTACT BROKERS:

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

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

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.