

INDUSTRIAL PROPERTY FOR SALE / LEASE



SALE PRICE: \$2,495,000.00 | LEASE RATE: \$6.25 SF/YR

4519 BRAZOS AVE

Odessa, TX 79764

Tommy Reynolds

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Property Description

Newly available, 3 Building Industrial Facility for Sale or for Lease on Brazos Ave in Odessa. The primary warehouse is equipped with various overhead cranes making this property well-suited for manufacturing or a service company that deals with heavy equipment and materials. The expansive 2.7 AC yard can accommodate additional storage and fleet parking.

Building 1: 19,880 SF Building 2: 21,480 SF

Building 3: 5,203 SF - this is additional storage space at *no cost to the tenant & not included in lease rate

Property Highlights

- (7) Grade Level Doors | New Stabilized Yard & Fence | Paved Access & City Utilities
- (5) Offices | Break Room | Reception Area
- New LED Lighting Throughout

All Electrical Systems Recently Updated:

Building 1 -

One 3-phase 120/240V 400amp service One 3-phase 480v 200amp service

Building 2 -

One 3-phase 480v 600amp service
One 3-phase 120/240v 400amp service

Offering Summary	
Sale Price:	\$2,495,000.00
Lease Rate:	\$6.25 SF/YR (NNN)
Available SF:	19,880 - 41,360 SF *Owner will lease buildings separately



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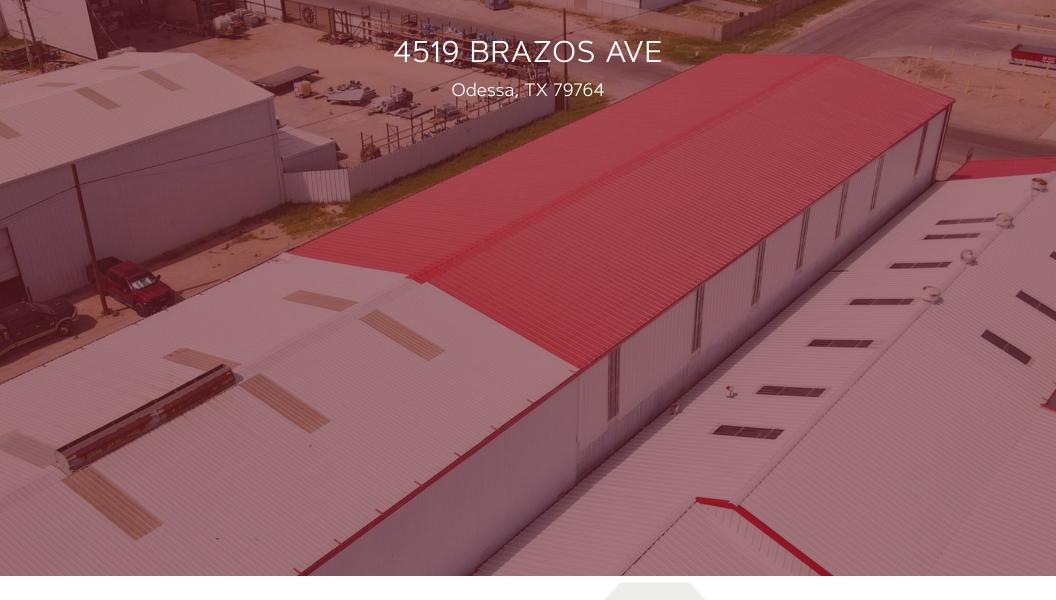












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