



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

# 4519 BRAZOS AVE

Odessa, TX 79764

Tommy Reynolds

Agent  
432.413.6393  
tommy@moriahgroup.net

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**BUILDING 2**  
**21,480 SF**

**BUILDING 3**  
**5,203 SF**  
**BONUS SPACE AT**  
**\*NO COST**

**BUILDING 1**  
**19,880 SF**

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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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Contact Broker:

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**MORIAH**  
BROKERAGE SERVICES, LLC

303 West Wall Street, Midland, TX 79701  
432.682.2510 | moriahbrokerageservices.com