

## Industrial Building for Sale or Lease | Odessa, TX

# 302 Industrial Ave. , Odessa, TX, 79761

**+/- 20,800 SF of Space in 3 Buildings on +/- 3.53 Acres**



**FOR SALE**  
**Kirk Strahan**  
REALTY

**366-5475**

*Residential & Commercial Properties*

- **Spacious industrial property for Sale or Lease in South Odessa.**
- **This property consists of +/- 20,800 square feet of Industrial space sitting on +/- 3.53 acres with 4,800 sf. of office space and 16,000 square feet of shop space split between 3 buildings.**
- **Easy access to IH20 via Myrtle Street and S Grandview Ave.**
- **Fully fenced with 25-foot electric coded gate.**
- **Property features 3-Phase/480V power on site, water well, LED lighting, asphalt front parking, loading bay on west side of 1st building, 400 feet of adjacent rail spur, and an above-ground (500 + 1,000-gallon tank) septic system.**

**Property available for Sale for \$1,500,000 or for Lease for \$12,000/Month+NNN**

**Kirk Strahan Realty, LLC**

**3915 Tanglewood Ln, Odessa, TX, 79762**

**Office: 432)-366-5475, [www.strahancommercialproperties.com](http://www.strahancommercialproperties.com)**



**Austin Strahan, AGENT**

**Phone: (432)-664-1932**

**[astrahanksr@gmail.com](mailto:astrahanksr@gmail.com)**



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Building #1 is a +/- 15,000 square foot building with +/- 4,800 square feet of office space. Office space features 3 offices, an open area office space, break room, bathrooms, and a conference room. The shop has approximately 10,200 sf of space and features four 14-foot-high overhead doors.



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Building #2 consists of +/- 3,800 sf. of shop space with four 14-foot overhead doors



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Building #3 is a +/- 2,000 sf metal building, 1,000 sf of which consists of a 14-foot high wash bay, the remainder comprising an insulated shop with one 12-foot overhead door.



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**AREA MAP**



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NEIGHBORHOOD MAP



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RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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