

SHOWROOM, WAREHOUSE, AND WASH-BAY

1622 W 2nd St, Odessa, TX 79763

INDUSTRIAL FOR SALE AND FOR LEASE



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NRG REALTY GROUP
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,350,000
Price / SF:	\$104.36
Lease Rate:	\$12,500 /Mo (NNN)
Building Size:	12,936 SF
Lot Size:	2.06 Acres
Year Built:	1965
Renovated:	2012
Zoning:	Light Industrial

PROPERTY OVERVIEW

This three building industrial complex totals 12,936 SF on 2.06 Acres. The main office/warehouse building was renovated recently and contains approximately 50% finished office/showroom space and 50% shop or warehouse space. Previously occupied by an equipment rental business with a sales counter & showroom. The 2nd facility was constructed in 2012 and is a 4,000 SF maintenance facility built crane ready and featuring (4) 16' overhead doors, 2 center bays with dozer rails for heavy machinery in floor, a shop office, and locker room. The 3rd structure is an open-air wash-bay that has dozer tracks for heavy machinery. The property is entirely stabilized, serviced with city water & sewer, and zoned light industrial. Contact John McDaniel for more details.

LOCATION OVERVIEW

The property is located in the heart of Odessa, TX with great frontage & visibility and ease of access to customers. The lot has frontage on 4 sides including W 2nd Street, Lauderdale, Lasseter, & W 3rd.

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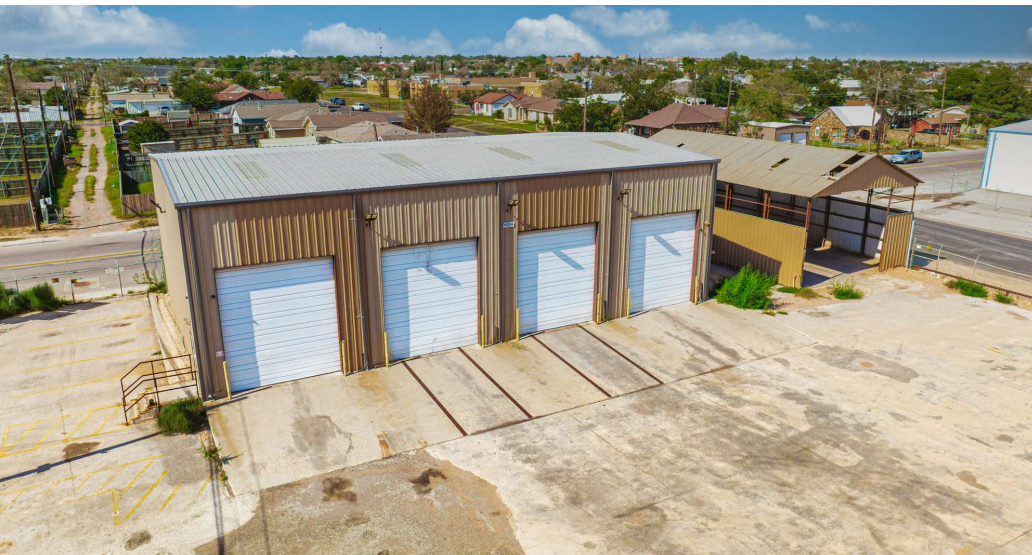
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 12,936 SF total on 2.06 Acres
- 3 Separate Buildings
- 6,972 SF Main Office/ Warehouse
- Sales Counter & Showroom Setup
- (3) 14' OHD's
- 4,000 SF Maintenance Shop
- (4) 16' OHD's, Crane Ready
- Open-Air Wash-Bay
- Fenced & Stabilized



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ADDITIONAL PHOTOS



JOHN W. B. MCDANIEL, SIOR

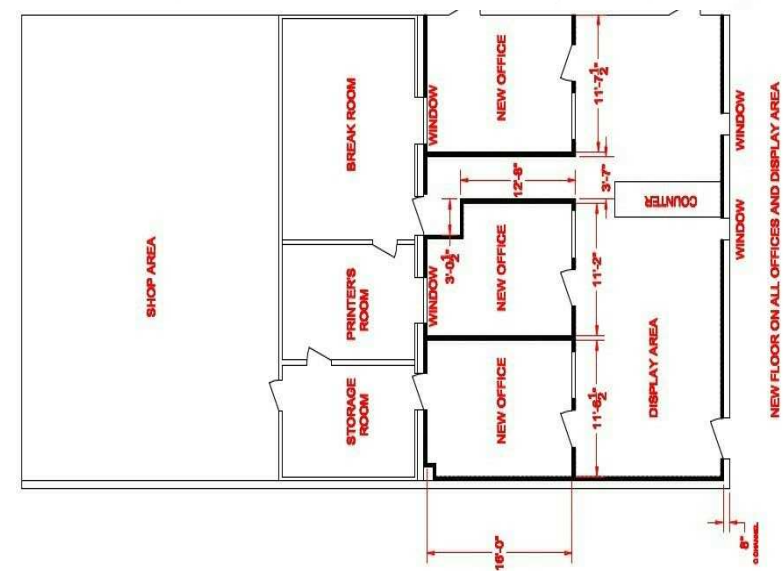
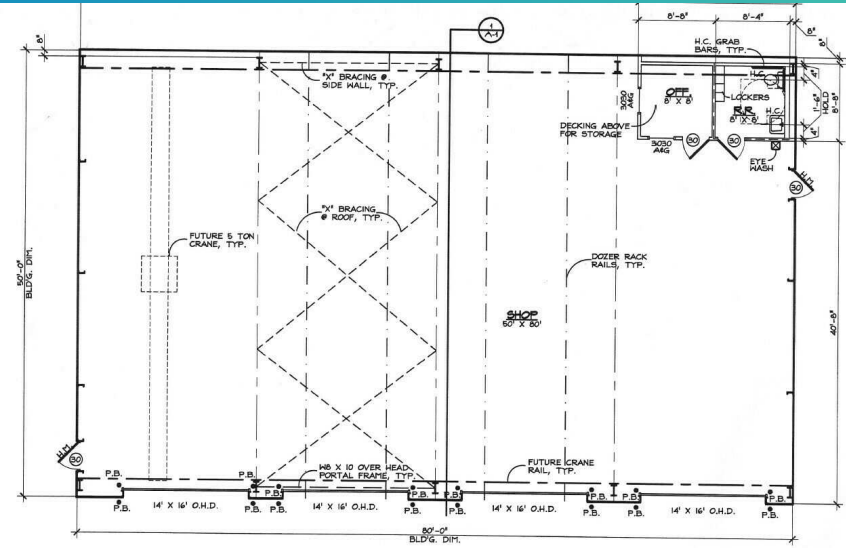
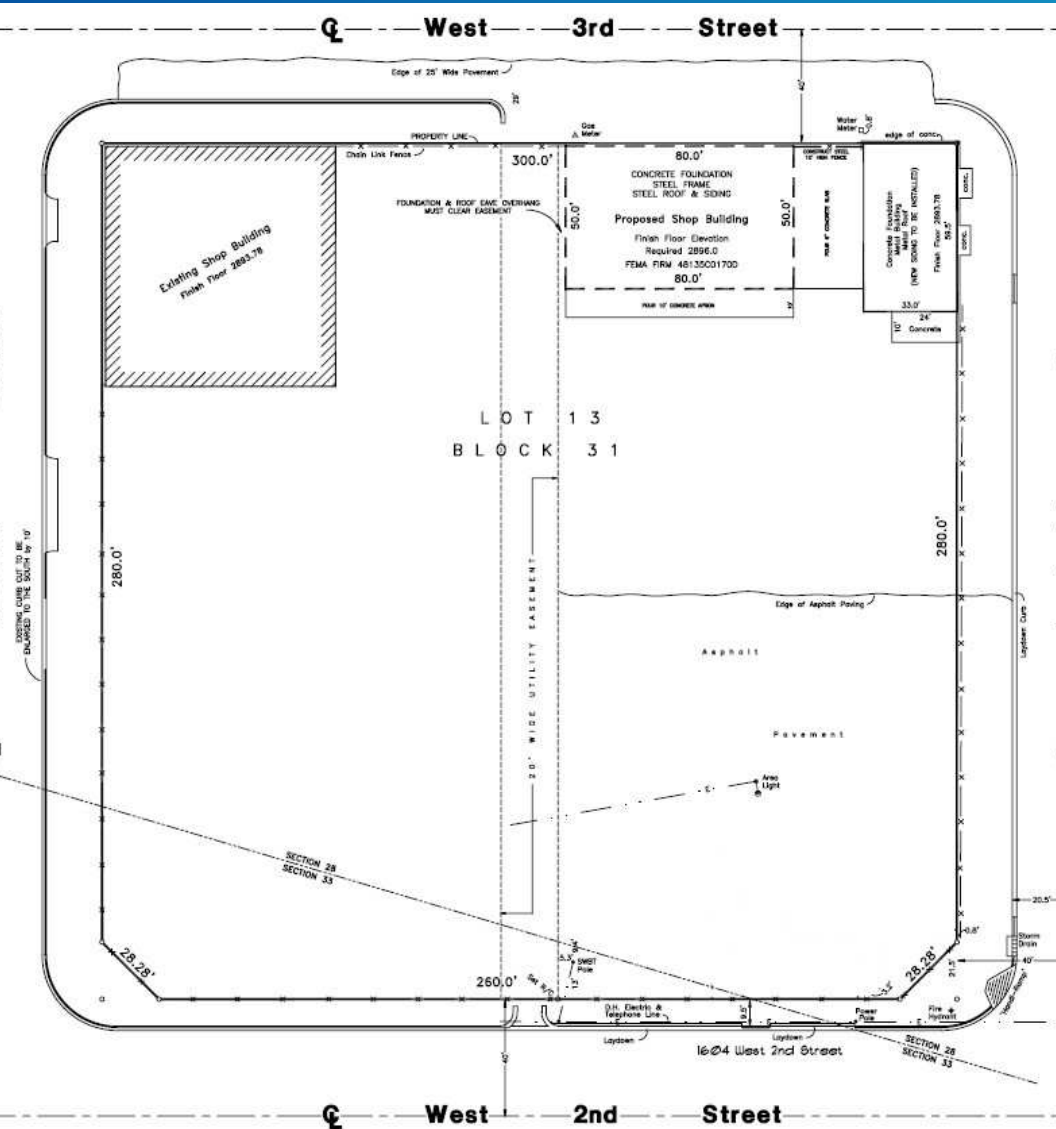
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SITE & FLOOR PLANS



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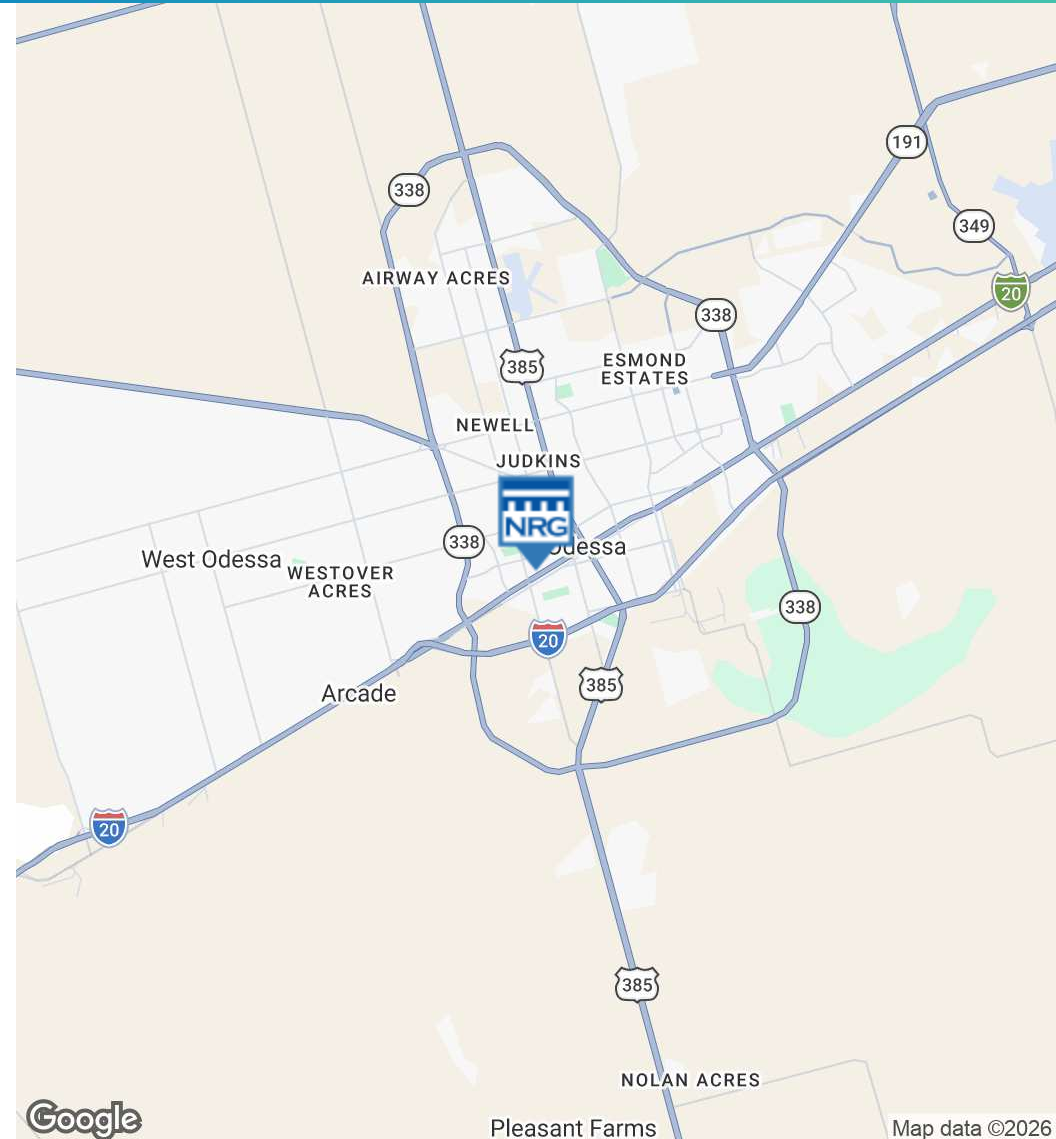
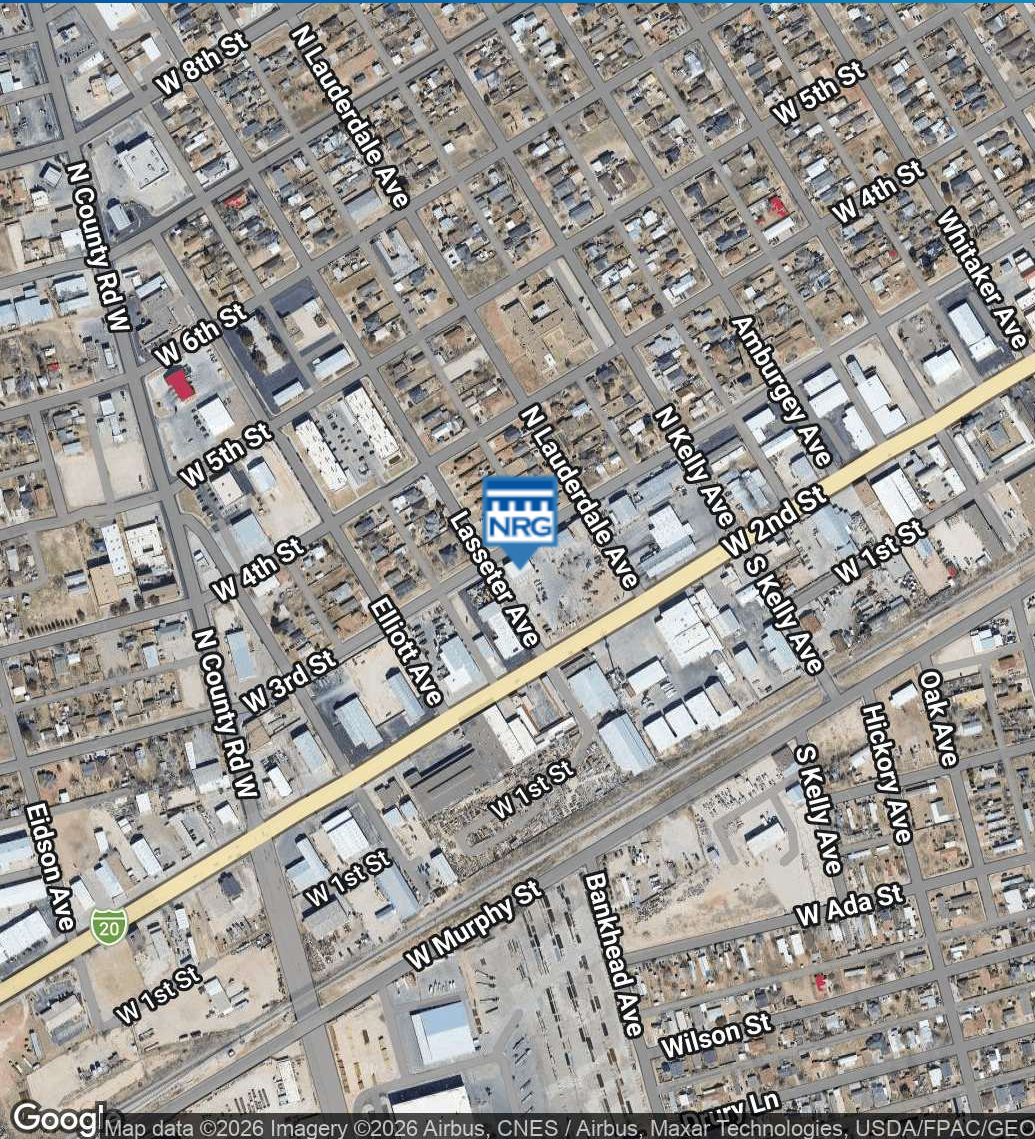
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LOCATION MAP



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