

INDUSTRIAL FOR SALE AND FOR LEASE

CRANE SERVED, MULTIPLE BAY SHOP

1603 S VICEROY AVE

ODESSA, TX 79763

CONTACT BROKER:

AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com



NRG REALTY GROUP

NRGREALTYGROUP.COM



CRANE SERVED, MULTIPLE BAY SHOP

1603 S VICEROY AVE, ODESSA, TX 79763



OFFERING SUMMARY

Sale Price:	\$995,000
Price / SF:	\$109.03
Lease Rate:	\$12,168.00 /Mo (NNN)
Building Size:	9,126 SF
Lot Size:	0.523 Acres
Year Built:	1981
Zoning:	None

PROPERTY OVERVIEW

Located on a corner lot in Odessa, TX, this facility offers 9,126 SF on 0.523 Acres. The shop spaces total 8,150 SF featuring a 1-ton crane and (6) 18' w x 12' t overhead doors. 4 of those doors are automatic, the other 2 are manual. Separated into 2 spaces, the smaller 2,400 SF shop is fully serviced by HVAC while the larger 5,750 SF shop only has heat. These 2 spaces are connected by a bay door to create one large space if desired. Other shop amenities include recently replaced & updated lighting, airlines throughout, built-in cabinets forming a break area, shop restroom, and a portabuilding. Walk into the 976 SF office space with a glass conference room, reception area, and restroom. Conveniently surrounded by 18 parking spaces and serviced by 3-Phase power, water well, and septic system. Appliances and TV's to remain with the property. Contact Amy Barnett for more details.

LOCATION OVERVIEW

This property is located at the SE corner of Remington Rd and Viceroy Ave in Odessa, TX, just North of Interstate 20. 1 mile East of Loop 338, 0.6 miles West of S County Rd W, and 12.5 miles to FM 1788.

AMY BARNETT

432.352.6714
amy.barnett@nrgrealtygroup.com



CRANE SERVED, MULTIPLE BAY SHOP

1603 S VICEROY AVE, ODESSA, TX 79763



PROPERTY HIGHLIGHTS

- 9,126 SF on 0.523 Acres
- 8,150 SF Shop w/ 1-ton Crane
- (6) 18' w x 12' t Overhead Doors
- (4) Automatic, (2) Manual Doors
- 2,400 SF of Shop is HVAC/Heat
- 5,750 SF of Warehouse is Heated
- Airlines throughout, Cabinets, Portabuilding, & Restroom in Shop
- Recently Replaced & Updated Lighting
- 976 SF Office
- Appliances/TV's remain w/ property
- Glass Conference Room, Reception Area, Restroom
- 18 Parking Spots
- Serviced by 3-Phase Electricity, Water Well, Septic System



AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com



CRANE SERVED, MULTIPLE BAY SHOP

1603 S VICEROY AVE, ODESSA, TX 79763

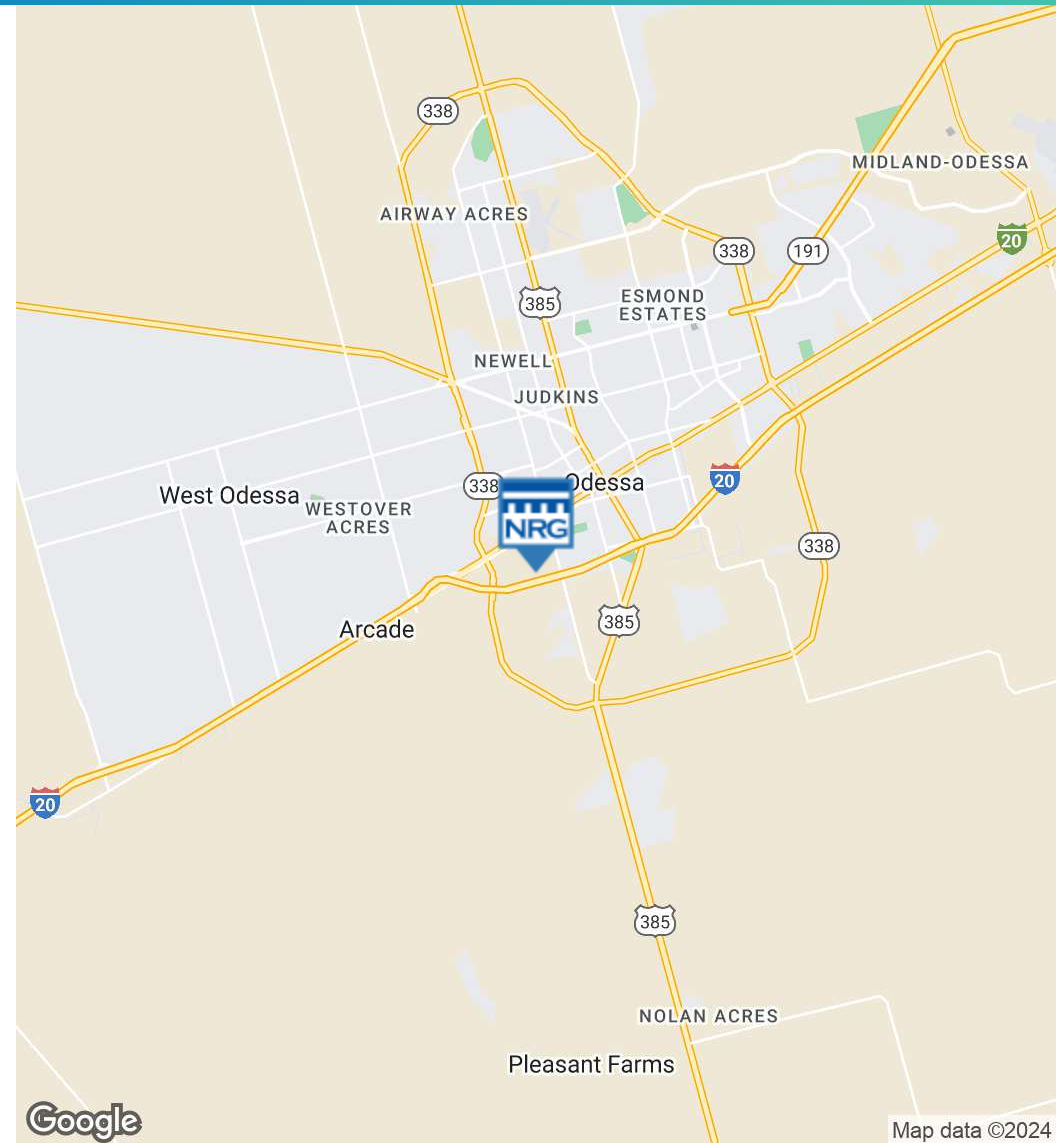
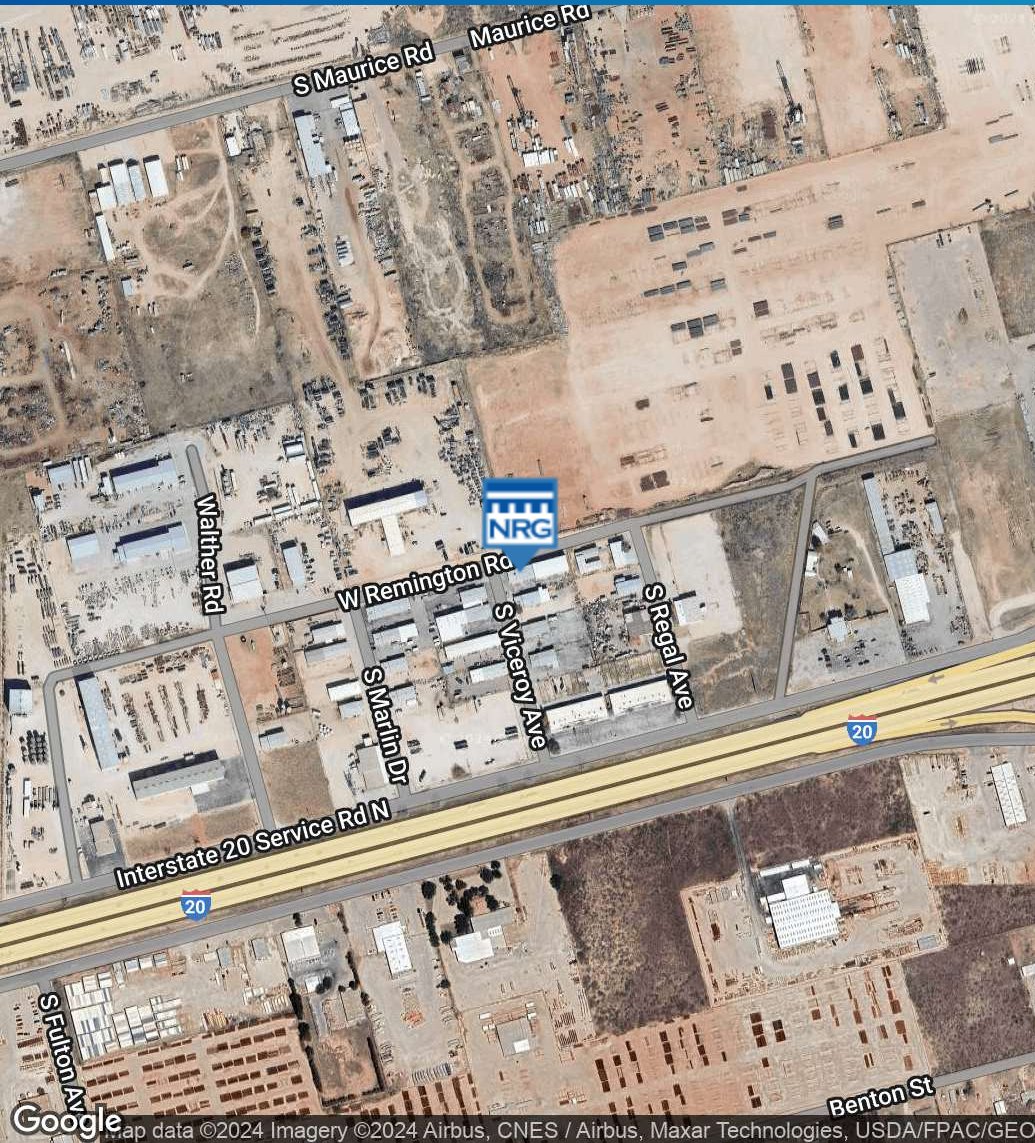


AMY BARNETT
432.352.6714
amy.barnett@nrgrealtgroup.com



CRANE SERVED, MULTIPLE BAY SHOP

1603 S VICEROY AVE, ODESSA, TX 79763



AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amy Barnett	514276	amy.barnett@nrgrealtygroup.com	432-352-6714
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



1603 S VICEROY AVE ODESSA, TX 79763



VICEROY AVE

CONTACT BROKERS:

JUSTIN DODD

214.534.7976
justin@nrgrealtygroup.com

AMY BARNETT

432.352.6714
amy.barnett@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.