

CRANE SERVED 4 BAY SHOP NEAR I-20

407 LUFKIN ROAD

ODESSA, TX 79765

CONTACT BROKERS:

DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com



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OFFERING SUMMARY

Lease Rate:	\$11,500.00 /Mo (NNN)
Building Size:	9,540 SF
Lot Size:	1.675 Acres
Year Built:	2011
Zoning:	Light Industrial

PROPERTY OVERVIEW

Excellent sublease opportunity available in Odessa, TX! This property includes a 9,540 SF office/warehouse with wash-bay on 1.675 Acres. Built in 2011, the facility is composed of 2,700 SF of office space and 6,840 SF of warehouse space. The office space contains four offices, 1 conference room, a kitchenette, supply closet, 2 ADA restrooms and a large reception area. The shop features (8) 14'x16' overhead doors forming 3 total bays plus an enclosed wash-bay. The shop is equipped with a 5-ton crane and 3-Phase power. Located across the street from Lufkin Industries, this property boasts easy access to Interstate 20. Sublease term through September 30, 2027. Contact Dakota Flowers for more details.

LOCATION OVERVIEW

The property is located 0.1 miles North of the E Interstate 20 and Lufkin Rd intersection, roughly 2 miles East of the Interstate 20 and Loop 338 intersection. The property is located in the county and has no zoning restrictions.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,540 SF on 1.675 Acres
- Office: 2,700 SF
- 4 Offices, 1 Conference Room, Kitchenette
- Warehouse: 6,840 SF
- (1) 5-ton Crane
- (8) 14'x16' Overhead Doors
- Enclosed Drive-Through Wash-Bay
- 3-Phase Power, City Water, City Sewer
- No Known Zoning Restrictions
- Sublease Term Through 9/30/2027



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ADDITIONAL PHOTOS



DAKOTA FLOWERS

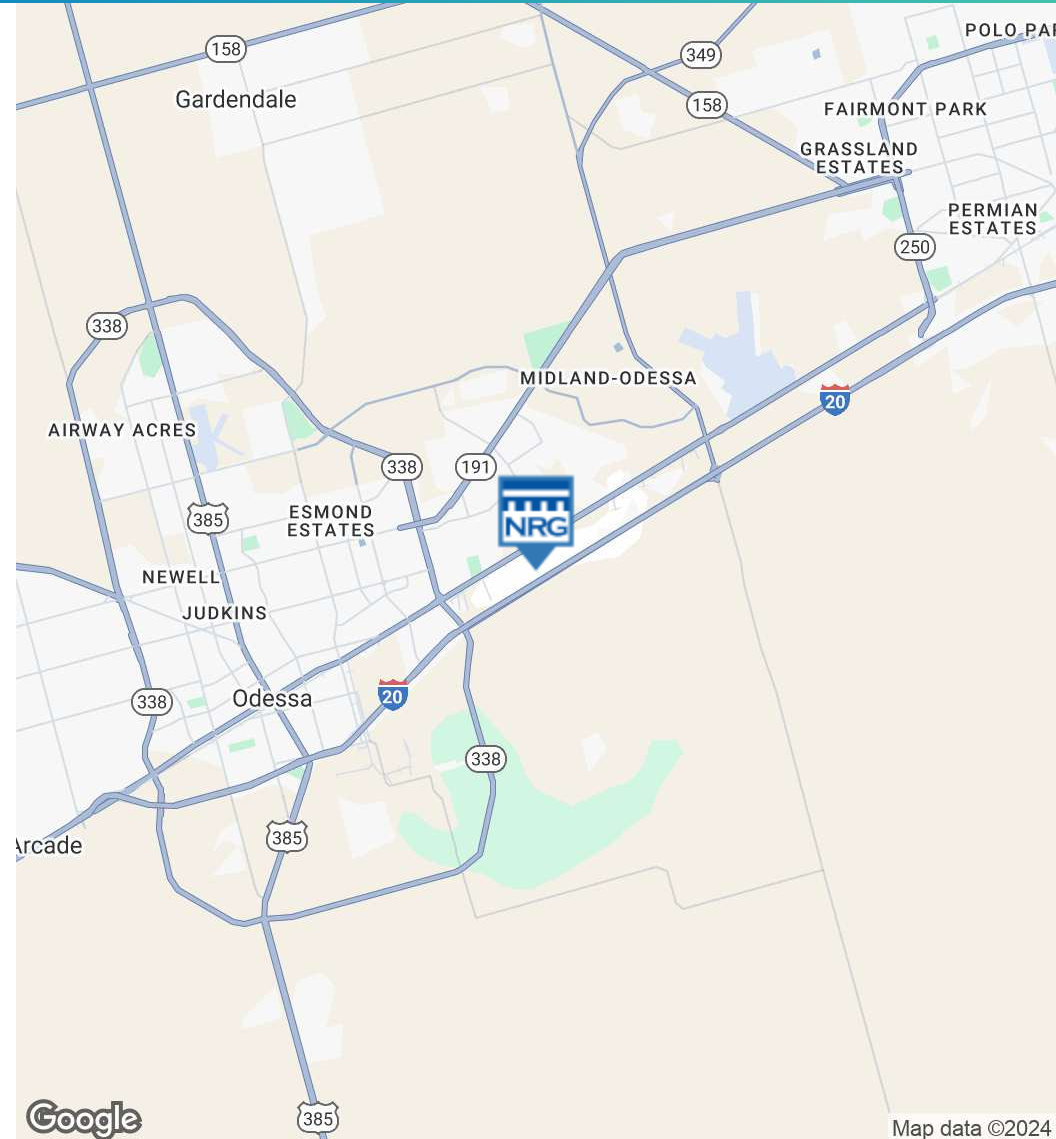
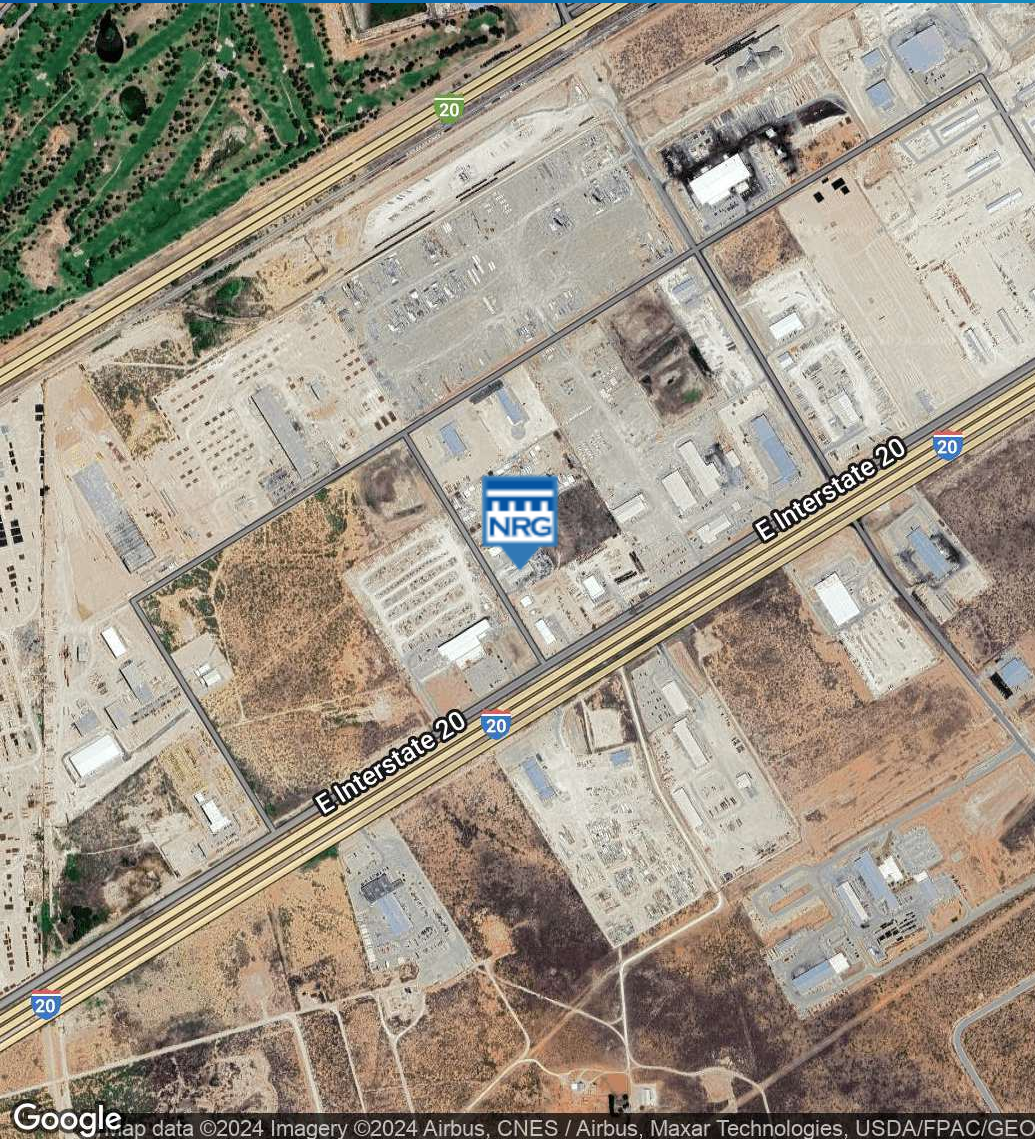
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Information About Brokerage Services

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



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Dakota Flowers	823743	dakota.flowers@nrgrealtygroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



407 LUFKIN ROAD ODESSA, TX 79765

CONTACT BROKERS:

NRG BROKERS

432.363.4777
brokers@nrgrealtygroup.com

DAKOTA FLOWERS

432.895.5656
dakota.flowers@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

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