

TWO WAREHOUSE & LIVING QUARTERS IN GROWING INDUSTRIAL AREA

INDUSTRIAL FOR LEASE

2540 COLE AVE

ODESSA, TX 79766

CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP

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OFFERING SUMMARY

Lease Rate:	\$8,250.00 /Mo (NNN)
Building Size:	8,852 SF
Lot Size:	2.08 Acres
Year Built:	2013
Renovated:	2021
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Live-Work opportunity in South Odessa! This 2.08 Acre parcel features two warehouses and a house offering versatile space for your business. The main office/warehouse spans 4,800 SF, featuring an 800 SF office and a 4,000 SF warehouse equipped with a secured parts area. The warehouse includes (3) 14' overhead doors and (1) 10' overhead door for convenient truck access. The 2nd warehouse is 2,772 SF complete with two sliding doors and two Conex boxes for secure parts storage. The property also includes a 1,280 SF house with 3 bedrooms and a comfortable living area. Make this space your own - contact Justin Dodd for more details.

LOCATION OVERVIEW

The property is located South of I-20, outside city limits of Odessa in Ector County, TX. West of South County Rd West and North of Loop 338. This is a growing industrial area with convenient access.

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PROPERTY HIGHLIGHTS

- Below market lease rate!
- 8,852 SF on 2.08 Acres
- Two Warehouses + Living Quarters
- 4,800 SF Main Office/Warehouse
- (3) 14' & (1) 10' Overhead Doors
- Secured Parts Area
- 2,772 SF Second Warehouse
- 2 Conex Boxes for Secure Storage
- 1,280 SF House w/ 3 Bedrooms
- Outside City Limits



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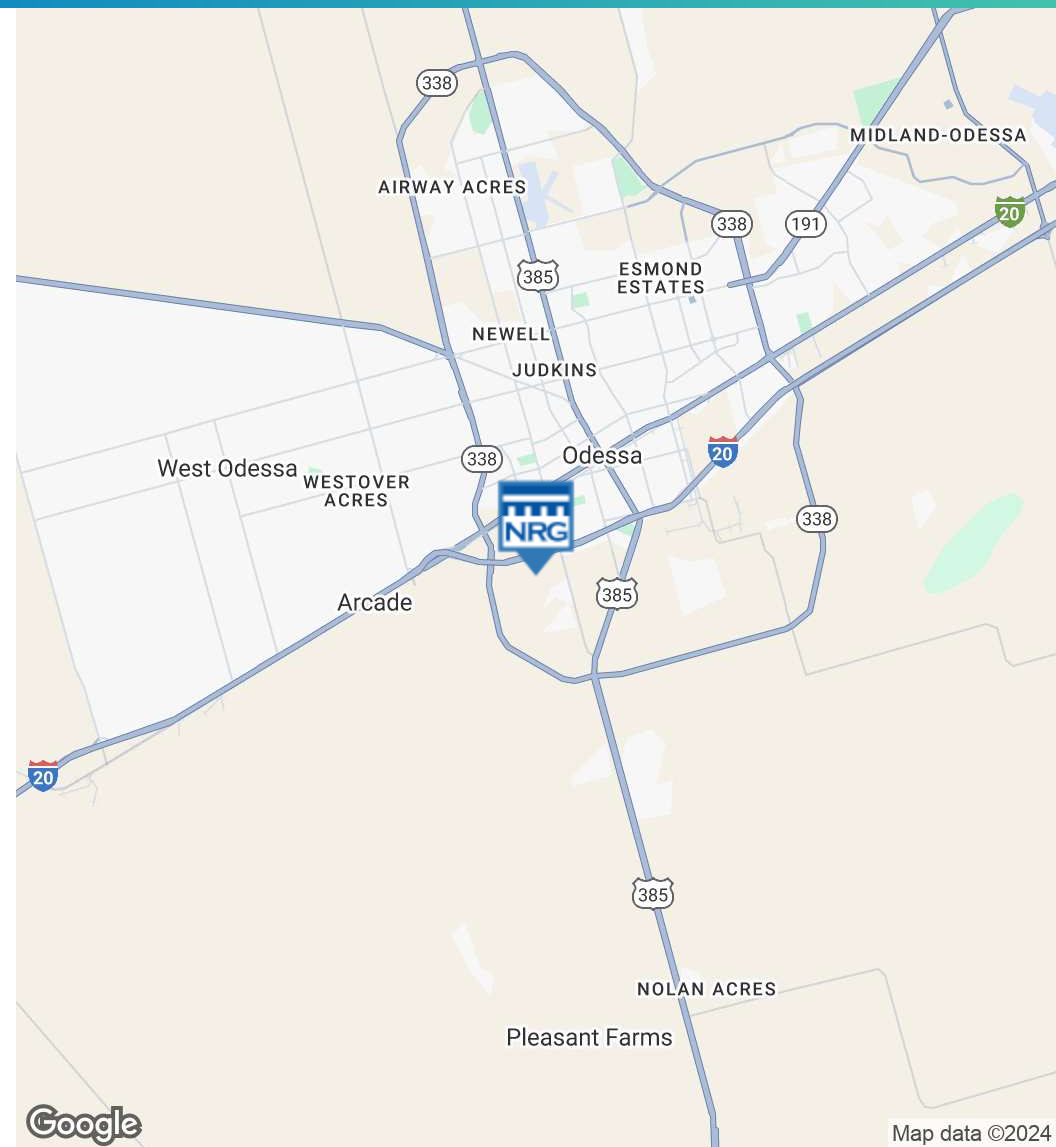
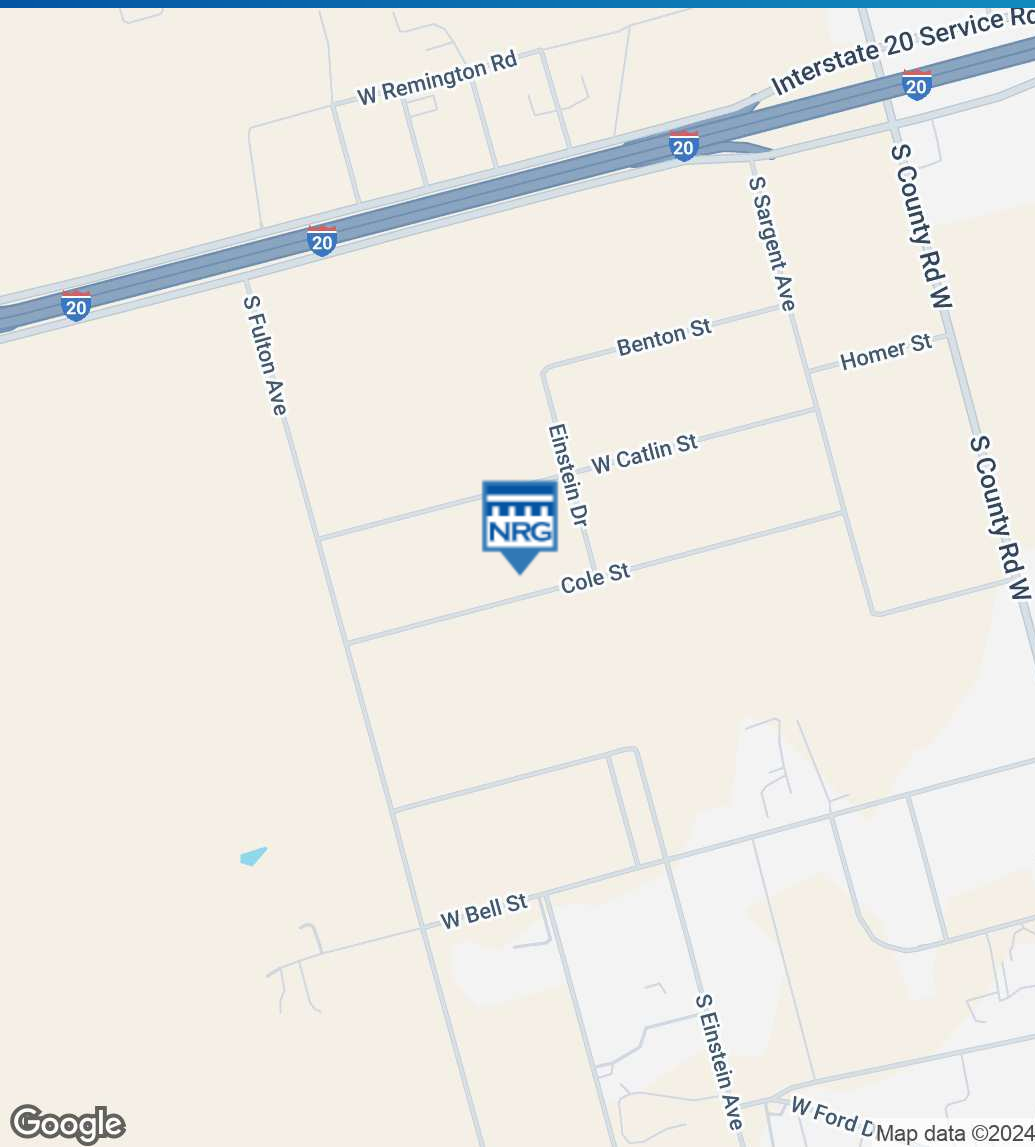
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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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