

# 4 DRIVE-THROUGH BAY SHOP WITH WASH-BAY

2820 FM 866, Odessa, TX 79741

INDUSTRIAL FOR SALE AND FOR LEASE



BRIAN STEFFENILLA

214.998.8675

brian@nrgrealtygroup.com

NRG REALTY GROUP

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,300,000
Price / SF:	\$135.29
Lease Rate:	\$20,550.00 /Mo (NNN)
Building Size:	17,000 SF
Lot Size:	6 Acres
Year Built:	2021

### PROPERTY OVERVIEW

17,000 SF Industrial Facility on 6 Acres – Fully Fenced & Ready to Operate. This versatile building feature 4,200 SF of office space, 10,800 SF of shop, and a 2,000 SF wash-bay. The shop is equipped with heavy power and (8) 16'x16' overhead doors forming 4 drive-through bays. Office highlights include a large reception area, full kitchens upstairs and down, and covered parking. The upstairs area offers flexibility for additional offices or man camp rooms. The 6 acre lot is fully fenced & secured. Ideal for service, maintenance, or operation based businesses. Contact Brian Steffenilla for more details.

### LOCATION OVERVIEW

Exit the airport and head southwest on La Force Blvd toward State Highway 191. Take the ramp onto TX-191 W / W Illinois Ave. Continue on TX-191 W until it merges with I-20 W / I-10 W. Stay on I-20 W going toward Odessa. Take Exit 104 / FM 866 (on the right). Turn north (right) onto FM 866. Drive north on FM 866. 2820 S FM 866 will be on the west (le.) side.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 17,000 SF on 6 Acres
- 4,200 SF of Office
- Multiple Offices | Reception Area | Large Conference Room
- Full kitchen Upstairs and Downstairs
- 2nd Floor can be used as office or man camp rooms (has showers)
- 10,800 SF of Shop
- (8) 16'x16' Overhead Doors | 4 Drive-Through Bays
- 2,000 SF Wash-Bay
- Heavy Power
- Covered Parking | Yard is Fully Fenced
- Connected to Water System | Septic
- Outside City Limits



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ADDITIONAL PHOTOS



BRIAN STEFFENILLA  
214.998.8675  
[brian@nrgrealtygroup.com](mailto:brian@nrgrealtygroup.com)



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ADDITIONAL PHOTOS



BRIAN STEFFENILLA

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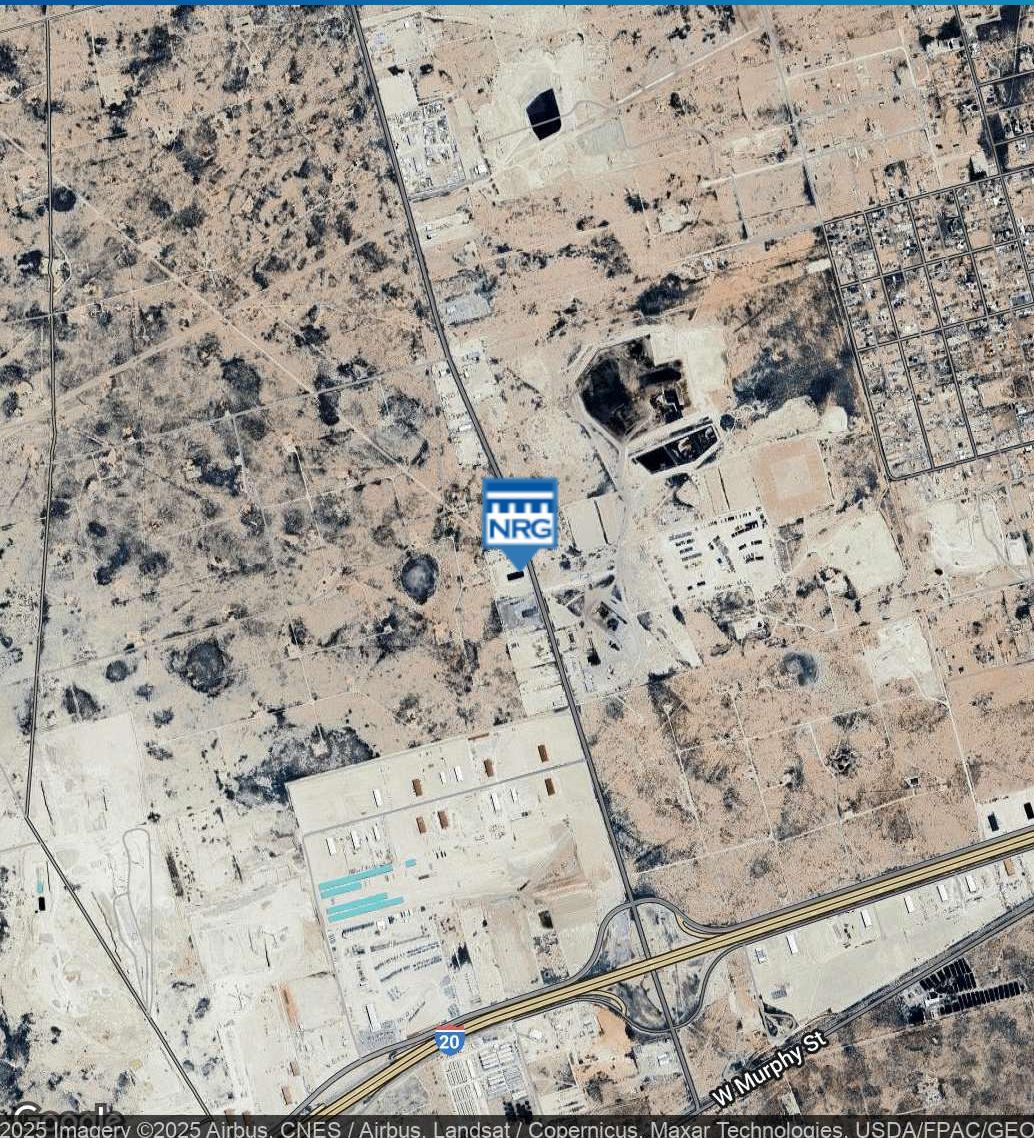
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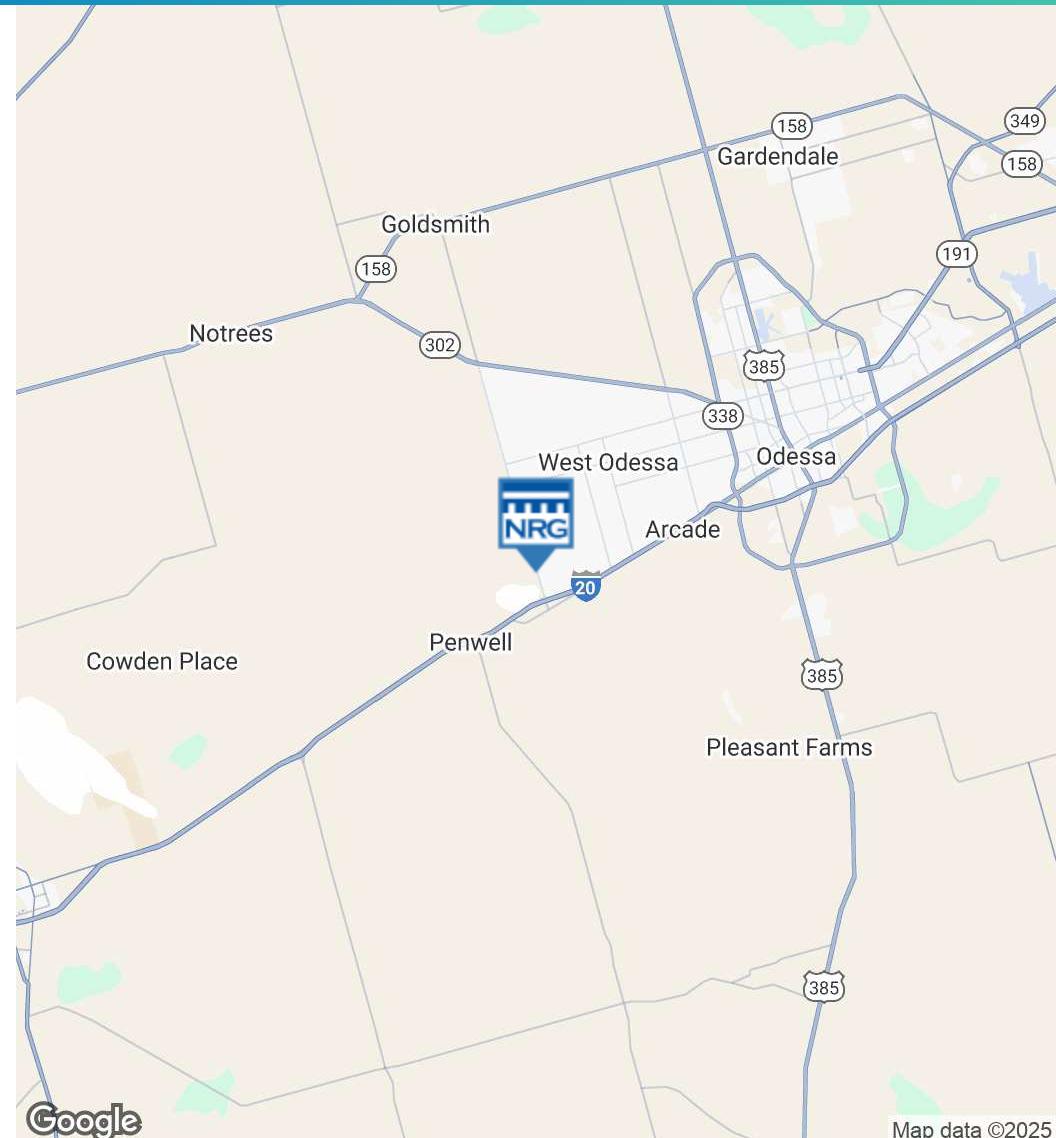
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LOCATION MAP



2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



Map data ©2025

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>NRG Realty Group LLC</b>	<b>9004023</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brian Steffenilla</b>	<b>0822999</b>	<b>Brian@NRGRealtygroup.com</b>	<b>(214)998-8675</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



**2820 FM 866, ODESSA, TX 79741**



## **CONTACT BROKERS:**

### **JUSTIN DODD**

214.534.7976

[jus@nrgrealtygroup.com](mailto:jus@nrgrealtygroup.com)

### **BRIAN STEFFENILLA**

214.998.8675

[brian@nrgrealtygroup.com](mailto:brian@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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