

HEAVY INDUSTRIAL CRANE SERVED SHOP W/ WASH-BAY

3938 S County Rd 1290, Odessa, TX 79765

INDUSTRIAL FOR LEASE



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15,104.00 /Mo (NNN)
Building Size:	13,134 SF
Lot Size:	2.68 Acres
Year Built:	1980
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This 13,134 SF heavy industrial property is located in a prime area near Midland International Airport, between Business 20 and I-20, ideal for manufacturing or service-oriented operations. The property includes a main office building and two equipped warehouses built in 1980. The office building includes 7 offices, reception area, conference room, break room with kitchenette, and 2 restrooms. Warehouse 1 is 150'x40' with a 25' clear height featuring (2) 5-ton bridge cranes, (3) 2-ton jib cranes, and (2) 1-ton jib cranes. Access the shop via (2) 16'x18' overhead doors and (3) 22'x20' overhead doors - all automatic. Other shop amenities include 3-phase power, a pressure test area, paint booth, parts cage, pneumatic airlines, embedded steel floor rails, shop office, 2 restrooms and a wash-bay. Warehouse 2 is 75'x30' with a 17' clear height and (2) 14'x14' overhead doors. The corner lot is serviced by 2" natural gas line, water well and septic system, fully fenced with 1 automatic gate on the East side and 1 manual gate on the South side of the lot. Well-suited for manufacturing, fabrication, or service operations - contact Dakota Flowers or Amy Brasher Barnett for more details.

LOCATION OVERVIEW

Located on the corner of S County Rd 1290 & W County Rd 128 in Odessa, TX. This property is well positioned to service the greater Midland-Odessa area via major corridors such as W Hwy 80 E/Business 20 (0.3 miles North), Interstate 20 (0.4 miles South), and FM 1788/Hwy 349 (~1 mile East).

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 13,134 SF on 2.68 Acres
- Office Building, 2 Equipped Warehouses
- 7 Offices, Reception, Break room with Kitchenette
- Warehouse 1: 150'x40' with a 25' clear height
- (2) 5-ton Bridge Cranes, (3) 2-ton Jib Cranes, & (2) 1-ton Jib Cranes
- Pressure Test Area, Paint Booth, Parts Cage, Wash-Bay
- (2) 16'x18' OHD's and (3) 22'x20' OHD's - all automatic
- 3-Phase Power
- Warehouse 2: 75'x30' with a 17' clear height
- Corner Lot Fully Fenced w/ 1 Automatic Gate, 1 Manual Gate
- Near Midland International Air & Space Port



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ADDITIONAL PHOTOS



DAKOTA FLOWERS

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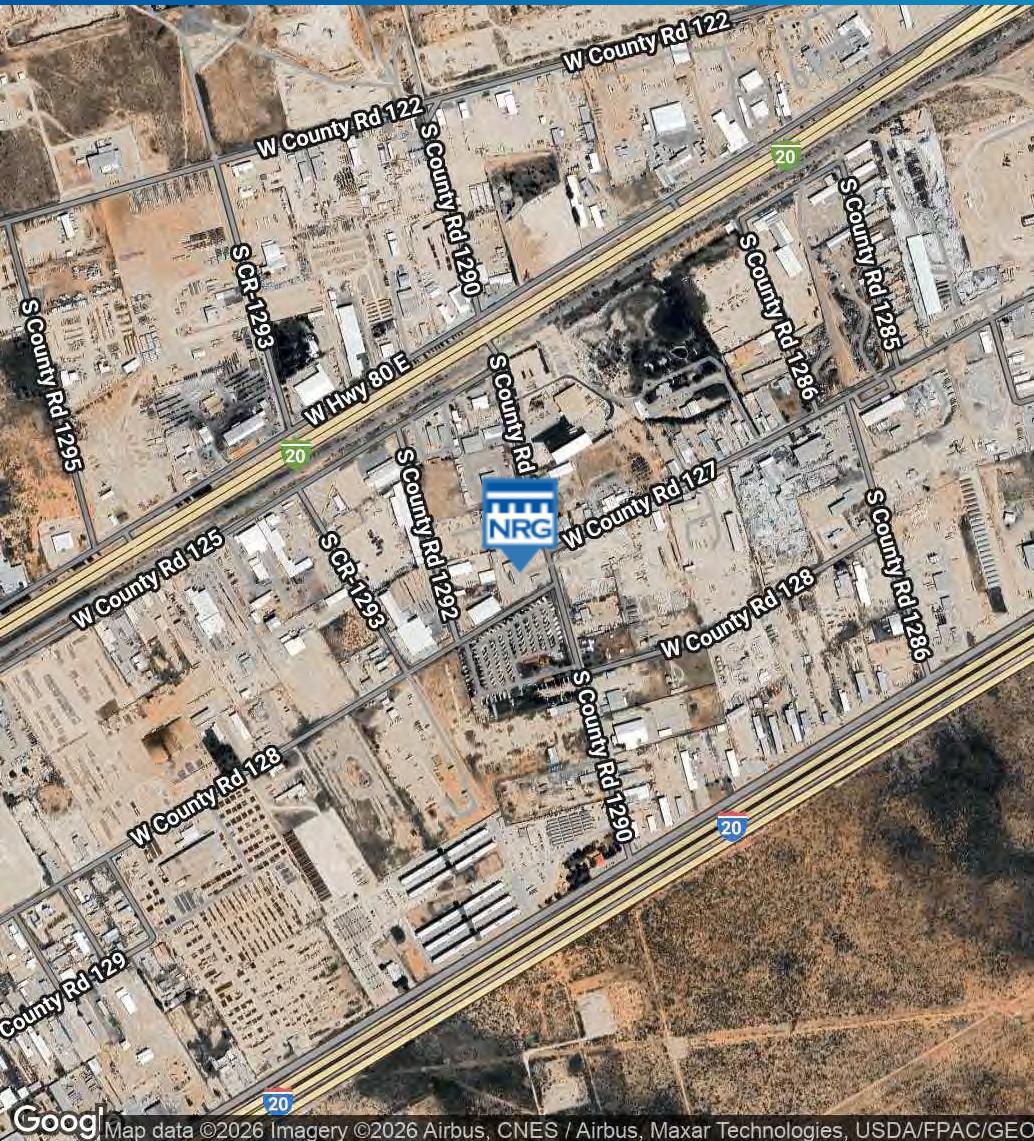
amy.barnett@nrgrealtygroup.com



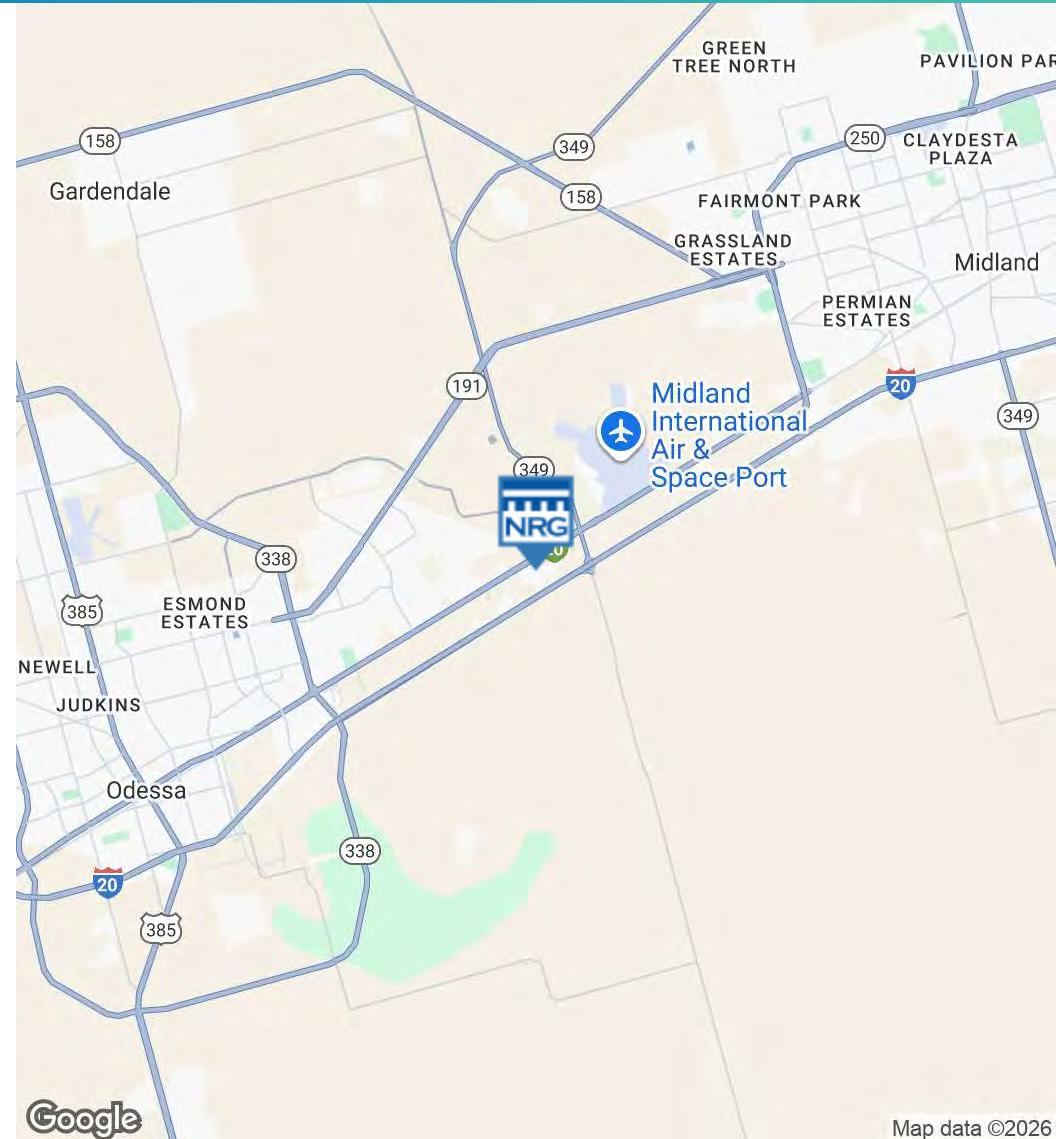
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LOCATION MAP

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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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
Amy Brasher Barnett	0514276	Amy.barnett@nrgrealtygroup.com	(432)352-6714
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Dakota Flowers	0823743	Dakota.flowers@NRGRealtygroup.com	(432)895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



3938 S COUNTY RD 1290, ODESSA, TX 79765



CONTACT BROKERS:

JUSTIN DODD

214.534.7976

jus_n@nrgrealtygroup.com

DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER 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

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