

10-Ton Overhead Crane Served | Amenity Heavy IOS

FOR SALE

509 Madrid Road, Odessa, TX 79766



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A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW

| | |
|-------------------------|---|
| Sale Price | \$1,800,000 |
| Sale Price \$/SF | \$139.53 |
| Year Built | 2019 |
| Zoning | County Jurisdiction – No Known Zoning Restrictions |



PROPERTY HIGHLIGHTS

- 12,900 SF total improvements on ±4 acres
- 3,600 SF office buildout featuring 7 offices, reception area, and conference room
- 4,500 SF primary shop
- 10-ton bridge crane | 3-phase power
- Third shop (2,400 SF) – single-phase power
- 4 drive-through bays
- (4) 18' overhead doors and (2) 16' overhead doors
- 3 restrooms, including one separate from shop areas
- Secured yard with perimeter fencing and gated access
- Serviced by septic system

PROPERTY DESCRIPTION



This industrial service and oilfield-ready property located at 509 Madrid Rd in Odessa, Texas offers a functional, heavy-duty layout well suited for industrial, service, fabrication, and oilfield support operations. The property consists of approximately 12,900 SF of improvements situated on ± 4 acres, providing ample secured yard space for equipment storage, staging, and maneuverability.

The office component totals approximately 3,600 SF and includes seven private offices, a reception area, and a dedicated conference room, providing an efficient and professional environment for administrative and management functions.

The shop facilities are designed for heavy-duty industrial use and include a primary $\pm 4,500$ SF shop equipped with an overhead crane and 3-phase power. Two additional shops, each approximately $\pm 2,400$ SF, are crane-ready and serviced by single-phase power, offering flexibility for a variety of industrial and service users. The property features four drive-through bays with a combination of four 18' overhead doors and two 16' overhead doors, allowing efficient access for large equipment and commercial vehicles.

The site is fully fenced and gated, providing controlled access and security. Existing on-site storage tanks are negotiable and may be included or excluded based on buyer interest. Utilities include septic service, and the property is located within county jurisdiction with no known zoning restrictions, allowing flexibility for a wide range of industrial and oilfield-related uses.



LOCATION OVERVIEW

509 Madrid Road is located in Odessa, Texas, in the heart of the Permian Basin—one of the most active energy-producing regions in the United States. The property benefits from proximity to major transportation corridors, including Interstate 20, providing efficient access to Midland, Odessa, and surrounding oilfield service hubs. The site is strategically positioned to serve industrial users, contractors, and service providers operating throughout Ector County and the greater Permian Basin region. Odessa's established workforce, strong industrial infrastructure, and ongoing energy activity make this location well-suited for owner-users or investors seeking a functional industrial asset in a high-demand market.



PROPERTY PICTURES



PROPERTY PICTURES



AERIAL PICTURES



PROPERTY PICTURES



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





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AGENT

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