



For Sale or Lease

Owner/User Opportunity Manufacturing Facility

3700 N FM 1936
Odessa, Texas 79764

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Property Overview

3700 N FM-1936 | Odessa, TX 79764

Colliers is pleased to present to qualified buyers the opportunity to acquire this well maintained manufacturing facility, featuring heavy power and overhead crane service in Odessa, TX. The facility featuring $\pm 32,951$ square feet of improvements on a ± 10.83 acre site. The property is situated off of North FM-1936 and W Blair St.

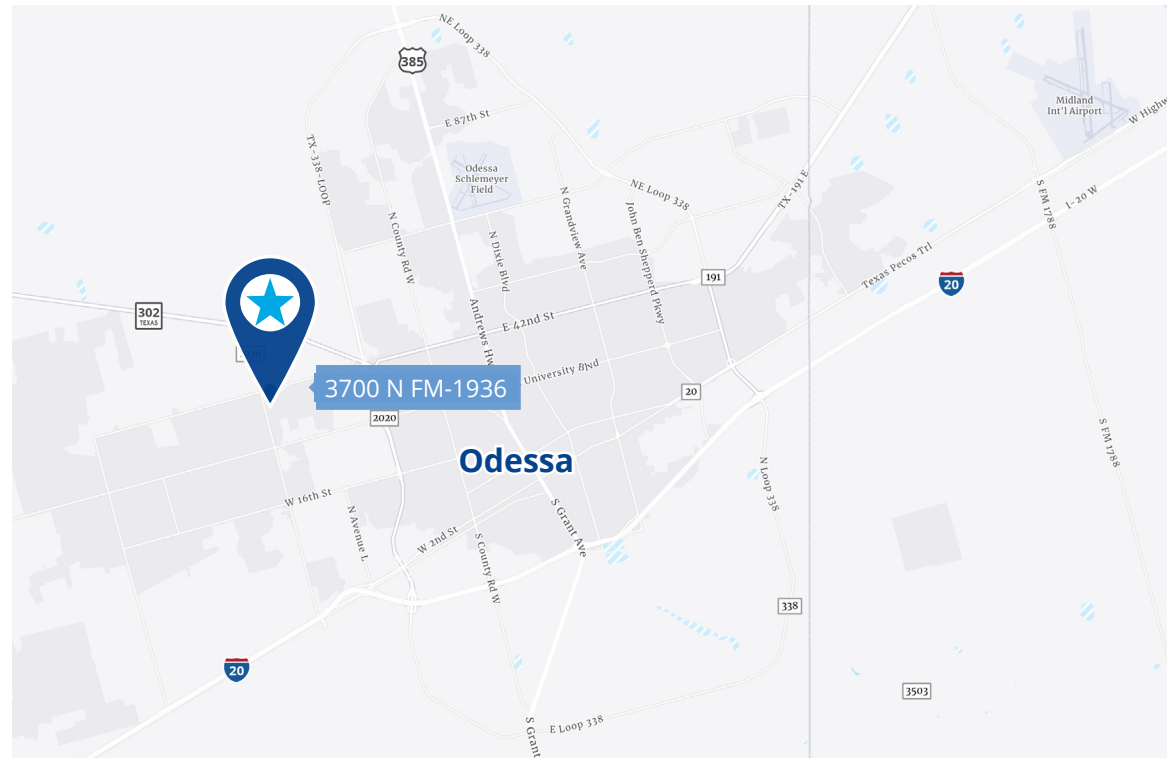
Asset Profile

Property	Knight Energy Services
Address	3700 North FM-1936 Odessa, TX 79764
NRA	$\pm 32,951$ SF
Asset Type	Industrial Warehouse/ Distribution
Asset Class	B
Year Built	1950-2002 (in phases)
Land Area	± 10.83 acres
Occupancy	Vacant

Pricing:

Sales Price: \$2,650,000

Lease Rate: \$14.00/SF NNN



Travel Distances

Midland International Airport 21.6 mi | 25 mins

Midland 30.4 mi | 35 mins

Get the details
View property listing on-line

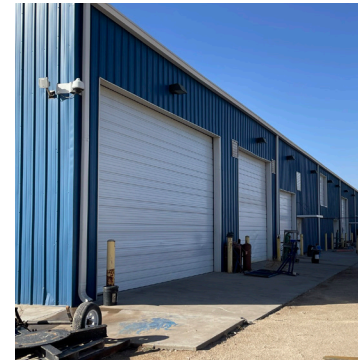


Property Highlights

- Total Building SF (2 Buildings): ±32,951
Office SF: ±11.5%
- Site: ±10.83 acres
- Site is fully stabilized
- Covered outside storage area
- Crane Served Facility:
 - Two (2) 5-ton overhead cranes
 - One (1) 10-ton overhead crane
- Loading:
 - Four (4) oversized grade doors (drive-thru capability)
 - One (1) hangar-style door (extended crane rails)
- Three (3) HVLS fans
- Wash bay
- Secured yard with lighting
- Heavy Power: 1200 AMPs
- Clear Height: 10' – 23'
- ± 622' of frontage along North FM 1936
- Zoning: None, Odessa ETJ



Property Photos





Owner/User Opportunity
Manufacturing Facility
Industrial
Warehouse/Stabilized Yard

3700 North FM-1936
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Property Advisors:

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Accelerating success.

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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date