

CRANE SERVED MANUFACTURING FACILITY

INDUSTRIAL FOR SALE

2238 STEVEN RD

ODESSA, TX 79764

CONTACT BROKERS:

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NRG REALTY GROUP

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OFFERING SUMMARY

Sale Price:	\$2,493,800
Price / SF:	\$37.00
Building Size:	67,400 SF
Lot Size:	6.092 Acres
Year Built:	1964
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Previous manufacturing facility located on a ±6 Acre corner lot in Odessa, TX! The property is comprised of 3 large facilities totaling ±67,400 SF plus 2 ancillary structures. Building 1 is ±48,860 SF made up of ±4,400 SF office and ±44,460 SF shop. The warehouse features (9) 5-ton overhead bridge cranes and (1) 2-ton overhead bridge crane, multiple overhead doors ranging from 12' to 16' high, gas heaters, heavy power, multiple air line connections and several shop offices. The office space includes several large offices, conference room, break room and restrooms. Building 2 is a ±11,040 SF paint facility with large exhausts and storage capacity. Building 3 is a 7,500 SF warehouse with a 5-ton bridge crane. Building 4 is 400 SF and Building 5 is ±436 SF which can be utilized for additional storage.

LOCATION OVERVIEW

The property is located in the Northwest Quadrant of Odessa, TX which is in the heart of the Permian Basin, the largest North American Oil and Gas Shale Play. This property sits within the 338 Loop, a major thoroughfare that circles Odessa. The property sits 0.7 miles west of the Intersecon of North Loop 338 and St even Road.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3 Facilities Totaling $\pm 67,400$ SF + 2 Ancillary Structures
- ± 6.092 Acres - Majority Paved
- Building 1: $\pm 48,860$ SF
- $\pm 4,400$ SF Office: Several Offices, Conference Room, Break Room
- $\pm 44,460$ SF Shop: (9) 5-ton & (1) 3-ton Bridge Cranes | 12' - 16' Overhead Doors
- Heavy Power, Air Lines, Shop Offices
- Building 2: $\pm 11,040$ SF Paint Facility w/ Exhaust
- Building 3: 7,500 SF Warehouse w/ (1) 5-ton Bridge Crane
- Building 4 is 400 SF
- Building 5 is ± 436 SF



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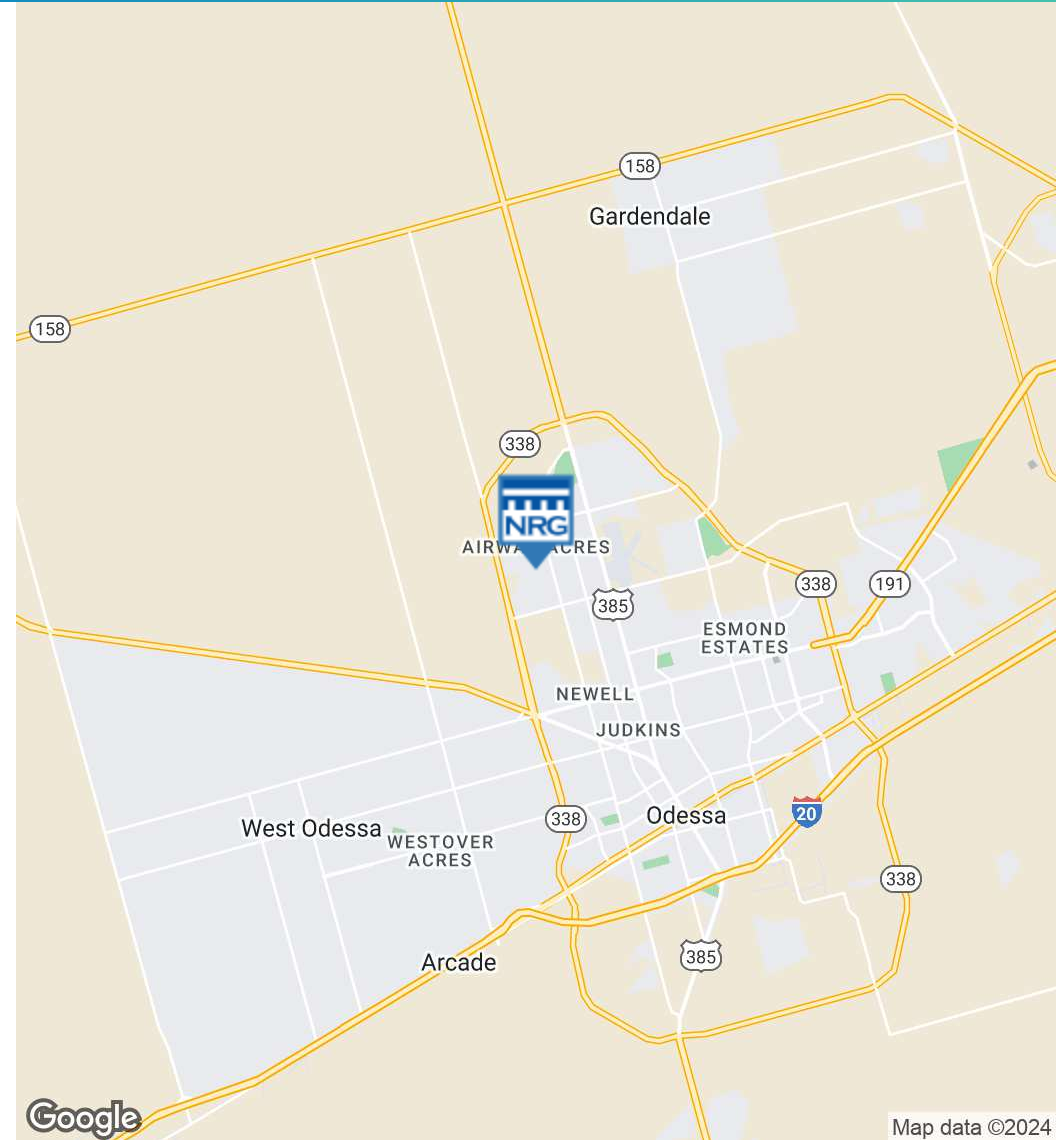
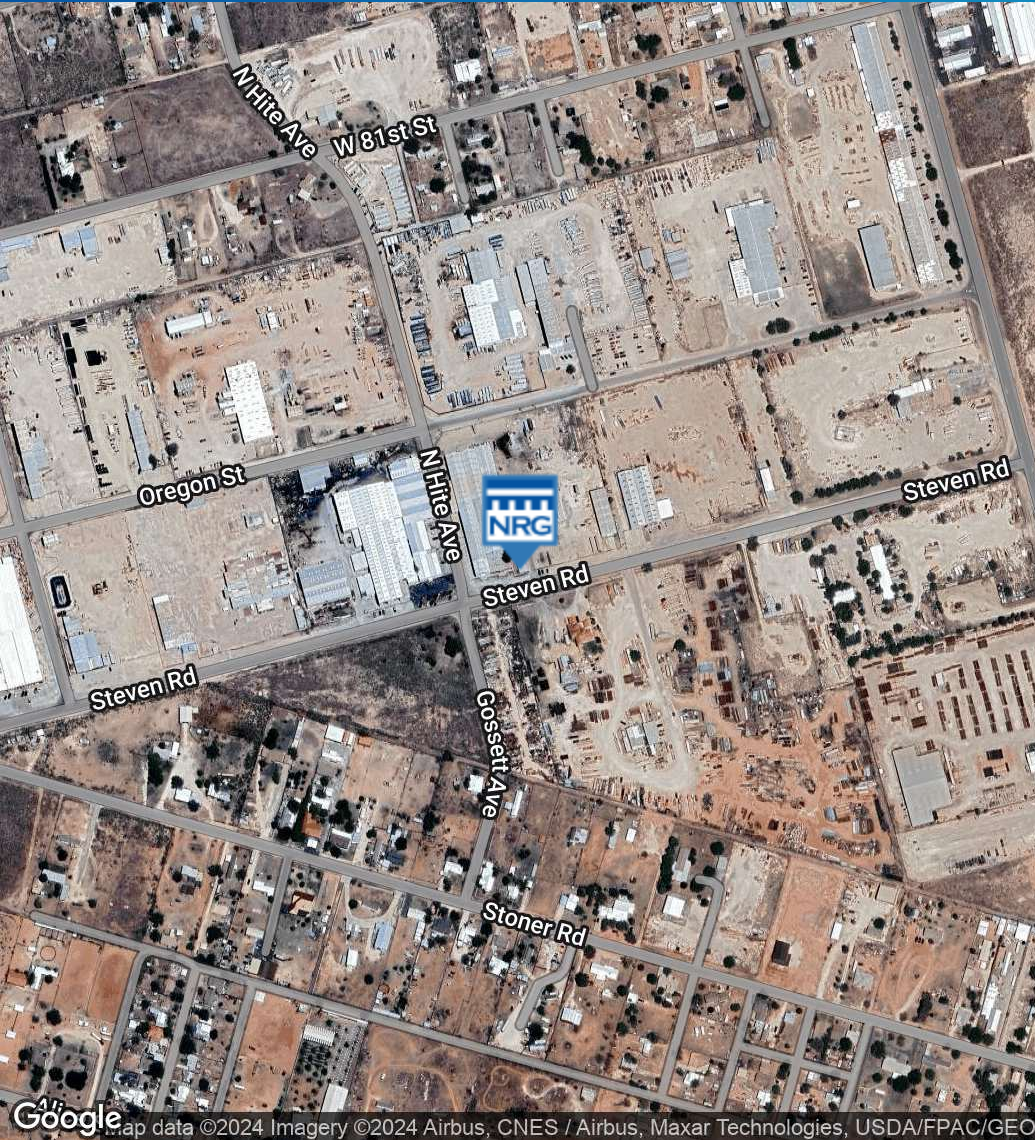
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LOCATION MAP



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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.

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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date



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