

SHOP W/ WASH-BAY ON 3 ACRES

15095 (Lot 4) W 42nd Street, Odessa, TX 79764

INDUSTRIAL FOR LEASE



JOHN W. B. MCDANIEL, SIOR
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NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8,333.33 /Mo (NNN)
Building Size:	6,250 SF
Lot Size:	3 Acres
Year Built:	2021
Zoning:	None

PROPERTY OVERVIEW

6,250 SF industrial building on 3 Acres available in the Odessa West Industrial Park. This facility has an efficient office configuration including 4 private offices, break-room, conference room, and restroom. The shop is built 5-ton crane ready, serviced by 3-Phase/480V power, and (3) 14' x 16' overhead doors forming one drive-through bay. There is an open wash-bay off the back of the shop. Building can be expanded and/or a 5-ton crane can be installed for an additional expense. More acreage is also available at additional cost. Lot 4 of the Odessa West Development - see additional photos. Now offering 3 months free rent - Please call John McDaniel for more details.

LOCATION OVERVIEW

This property is located in the perfect location. Easy access to 302 and I-20 via 866 and still close to Odessa for parts and supplies. The site sets any company up for quick and easy access to the Delaware and Reeves County. Just a quick 5.5 miles north of I-20 and just 4 miles south of the Kermit Highway.

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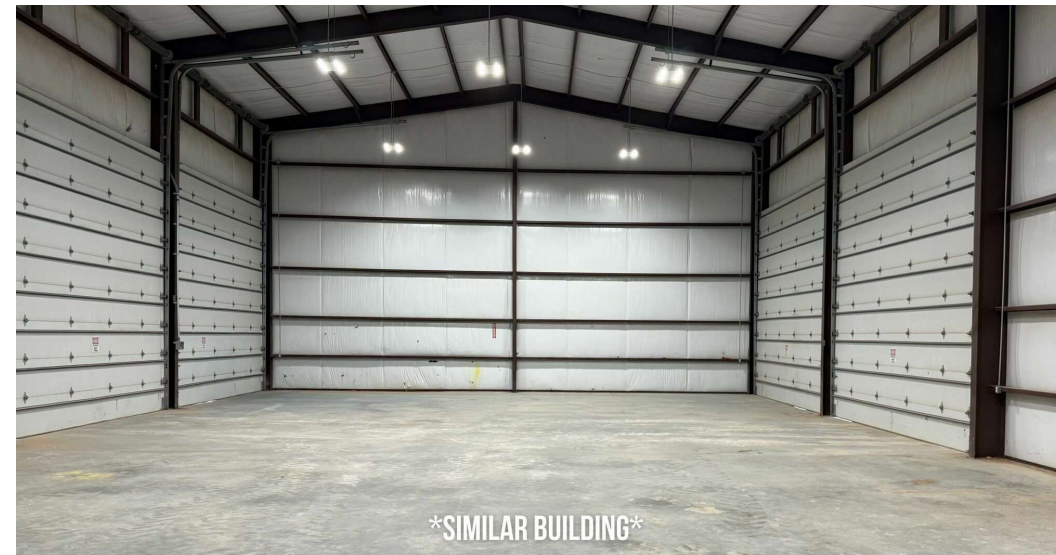
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 6,250 SF on 3 Acres
- (3) 14' x 16' OHD's
- Open Wash-Bay
- 5-ton Crane Ready (Can be installed for additional \$)
- 3-Phase/480V Power
- LED lighting
- 10' and 15' Concrete Aprons
- ATT Fiber Internet
- Lodging Requires Owner Approval
- Tenant is Responsible for all Utilities
- Additional Acreage available at additional cost
- 5% Commission to Tenant Rep (Available through June 2026)



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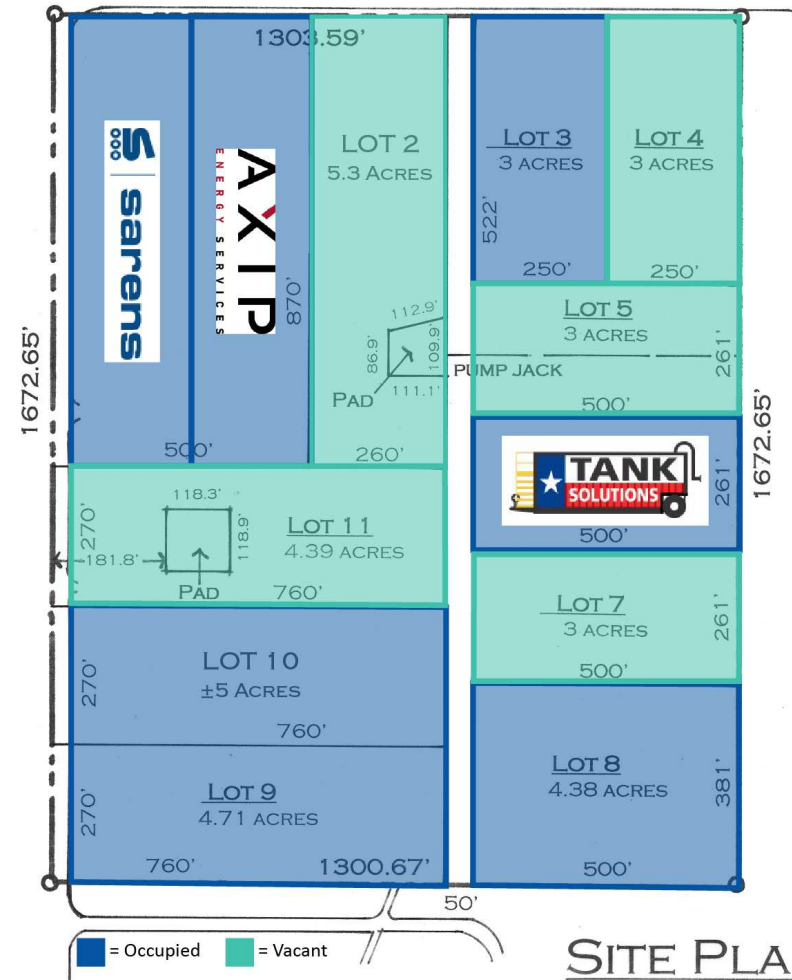
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ADDITIONAL PHOTOS



ODESSA WEST DEVELOPMENT

WEST 42ND STREET (65 FT. WIDE ROW)



SITE PLAN
SCALE: 1" = 200'

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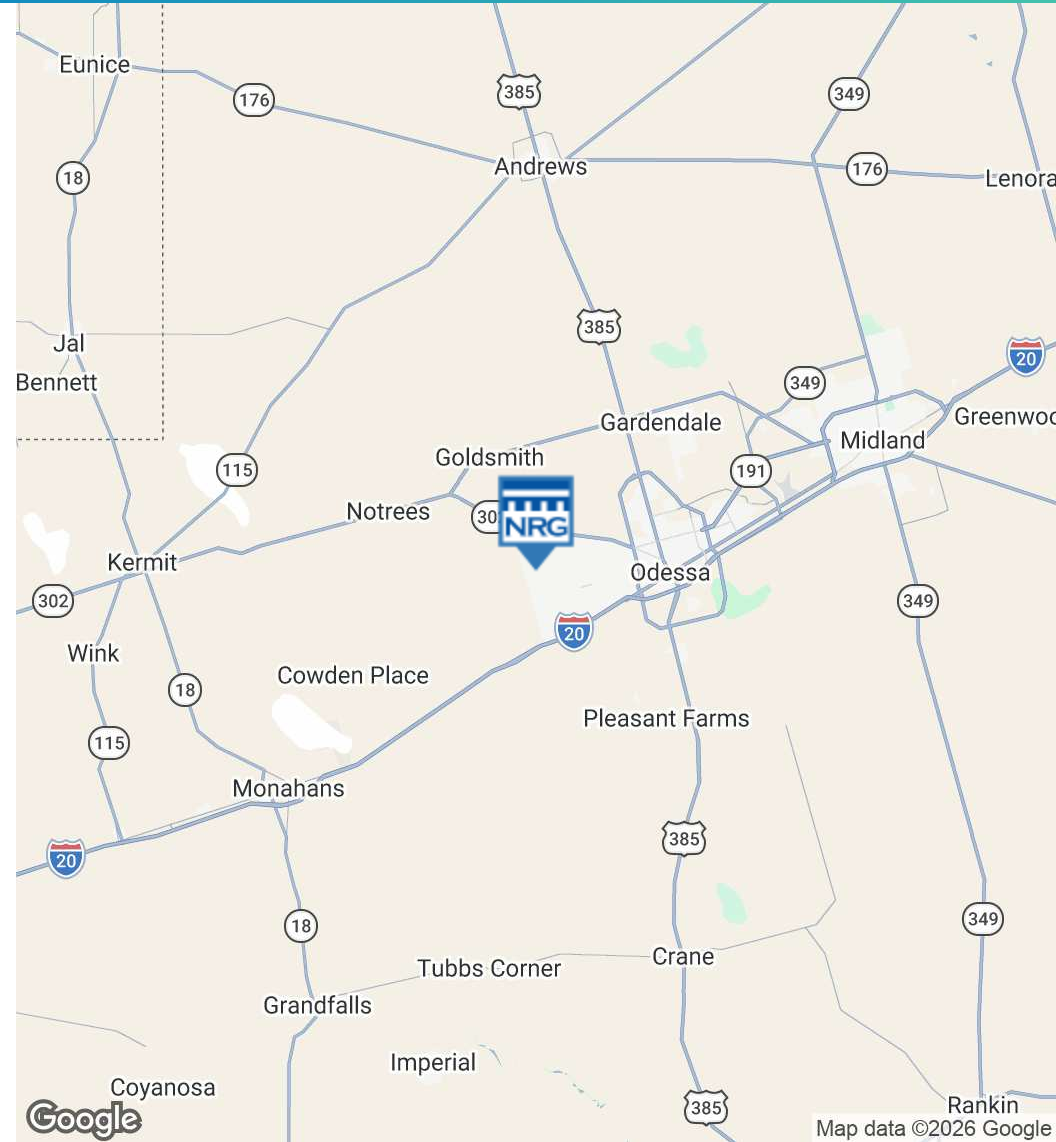
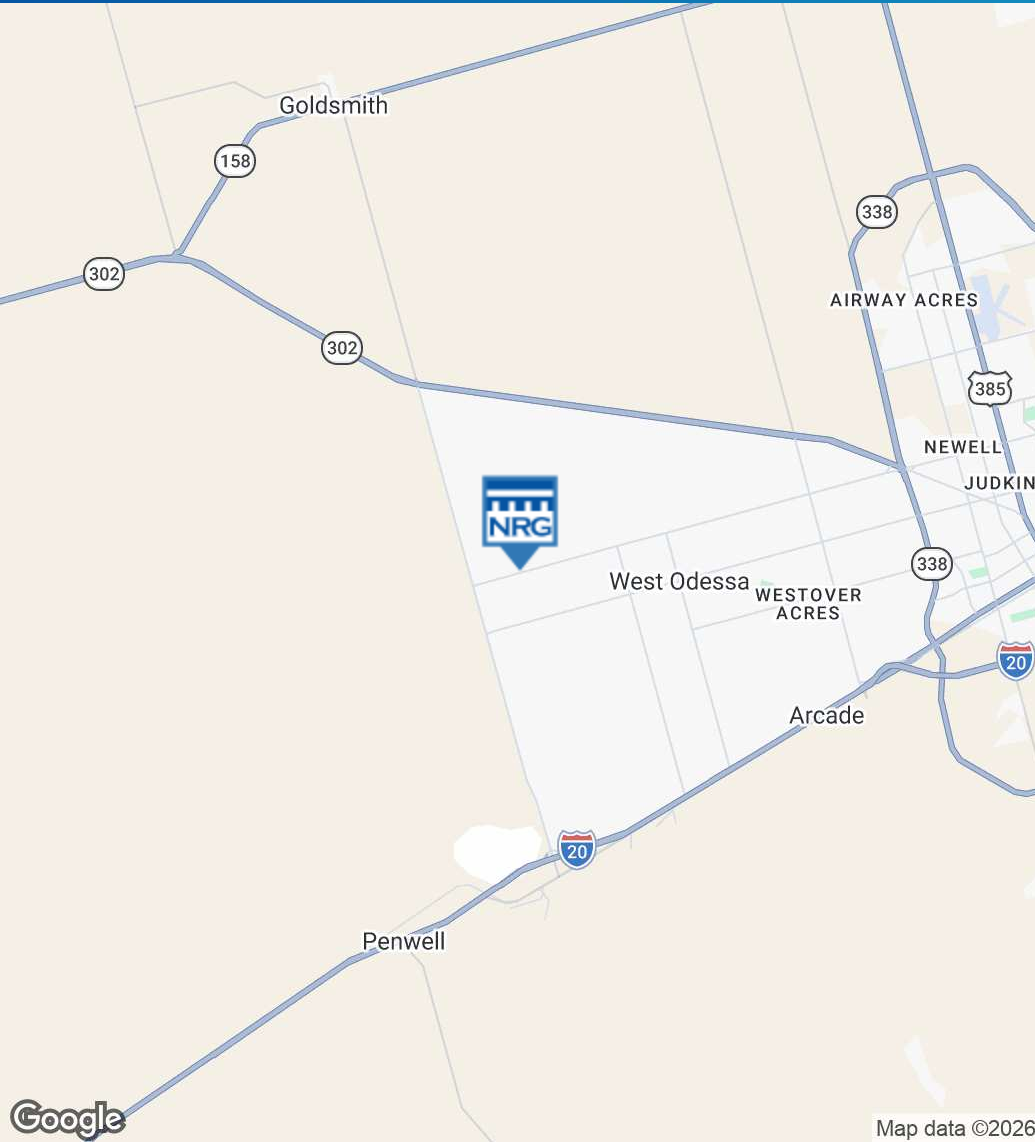
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LOCATION MAP



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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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<u>John W.B. McDaniel</u>	<u>0405514</u>	<u>john@nrgrealtgroup.com</u>	<u>(432)661-2833</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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CONTACT BROKERS:

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