

# INDUSTRIAL SUBLEASE WITH OPTION TO EXPAND

1206 & 1208 Windview St, Odessa, TX 79763

INDUSTRIAL FOR LEASE



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**NRG REALTY GROUP**

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## OFFERING SUMMARY

Lease Rate:	\$19,500.00 /Mo (NNN)
Building Size:	24,140 SF
Lot Size:	2.11 Acres
Year Built:	2015
Zoning:	LI
Expansion Up To:	48,040 SF on 5.11 Acres

## PROPERTY OVERVIEW

New sublease opportunity in the Permian Basin market! This sublease opportunity features 2 industrial buildings totaling 24,140 SF on 2.11 Acres with an additional storage shed on site. Building A features 1st floor office, 2nd floor apartments, and shop space. There are 6 offices, a conference room, 2 utility closets, break room with kitchenette, and restrooms. The apartments offers 4 bedrooms with their own bathrooms and a shared living space with laundry, kitchen, and separate restroom. The shop is built to a 25' eave height featuring (4) 14'x16' overhead doors, and a 5-ton crane. Additional amenities include 3-Phase power, multiple 220v/50A plugs, airlines through out, and a shop storage room. Building B also includes shop & office space. There are 3 offices, a break room, reception area, and restrooms. The shop is also built to a 25' eave height featuring (4) 14'x18' overhead doors and a 5-ton crane. This shop also has 3-Phase power, a shop office, and a restroom. There is a third ancillary storage shed on site not included in total SF. Sublease is available through 4/30/2029. Additional space is available via the West half of this parcel - combining the 2 parcels would total 48,040 SF across 5 buildings on 5.11 Acres. Contact Justin Dodd for more details.

## LOCATION OVERVIEW

These Buildings are located 2.6 miles south of Downtown Odessa. Located just 0.3 miles from I-20, these properties offer easy access to major roadways and markets.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 2 Buildings totaling 24,140 SF on 2.11 Acres
- Building A (1206):
  - (4) 14'x16' Overhead Doors
  - (1) 5-ton Crane
  - 25' Eave Height | 3-Phase Power
  - 6 Offices, Conference Room, Break Room
  - (4) 1 bed/1 bath Apartments, Shared Living, Kitchen & Laundry
- Building B (1208):
  - (4) 14'x18' Overhead Doors
  - (1) 5-ton Crane
  - 25' Eave Height | 3-Phase Power
  - Shop Office & Bathroom
  - 3 Offices, Break Room



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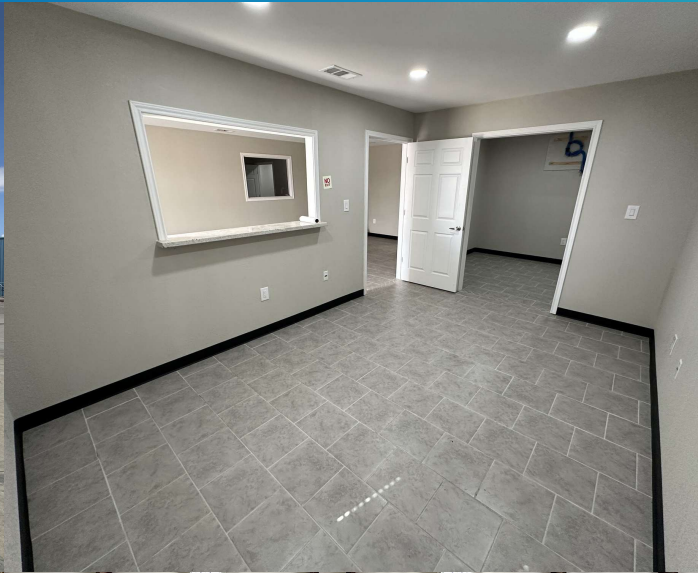
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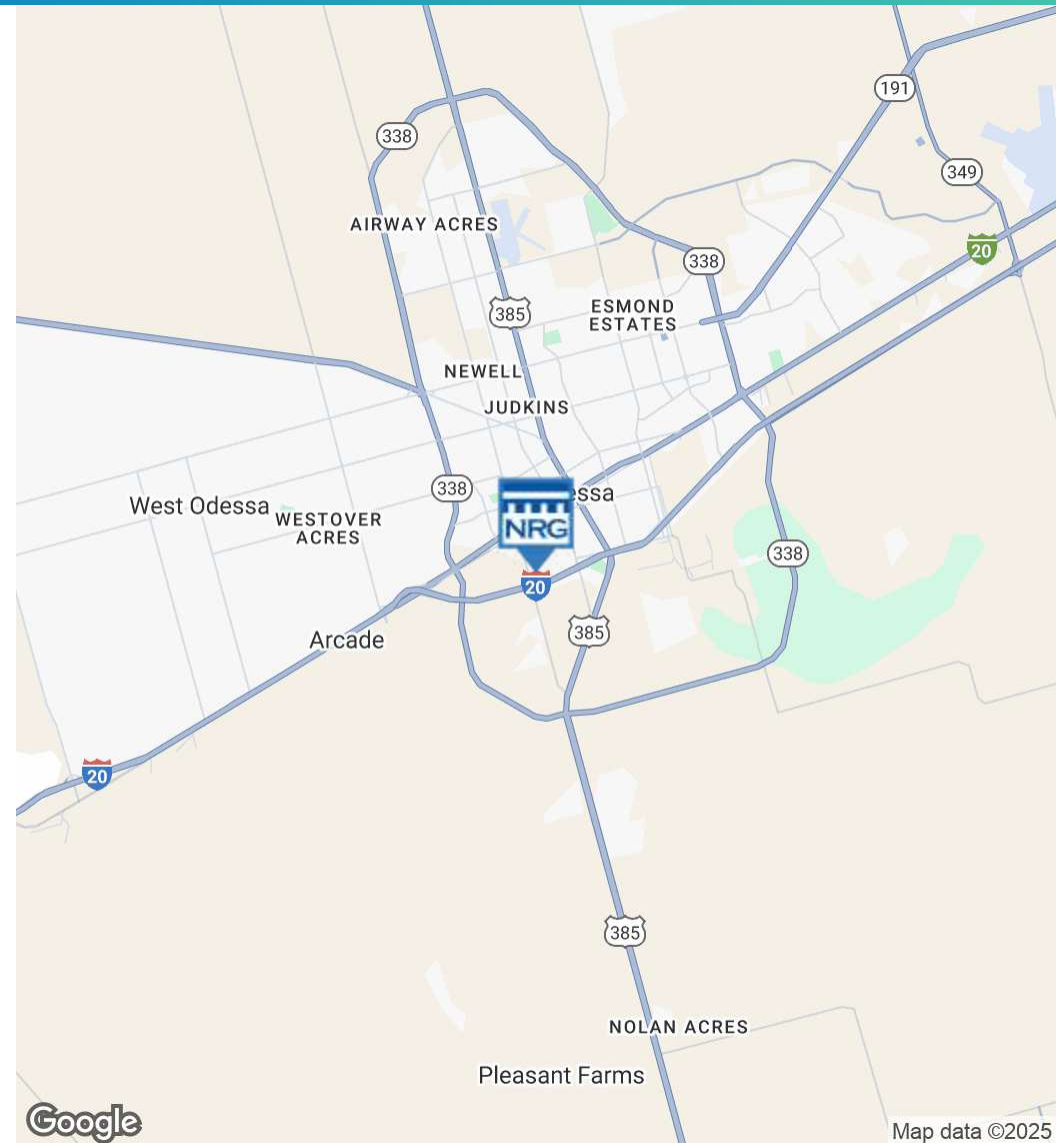
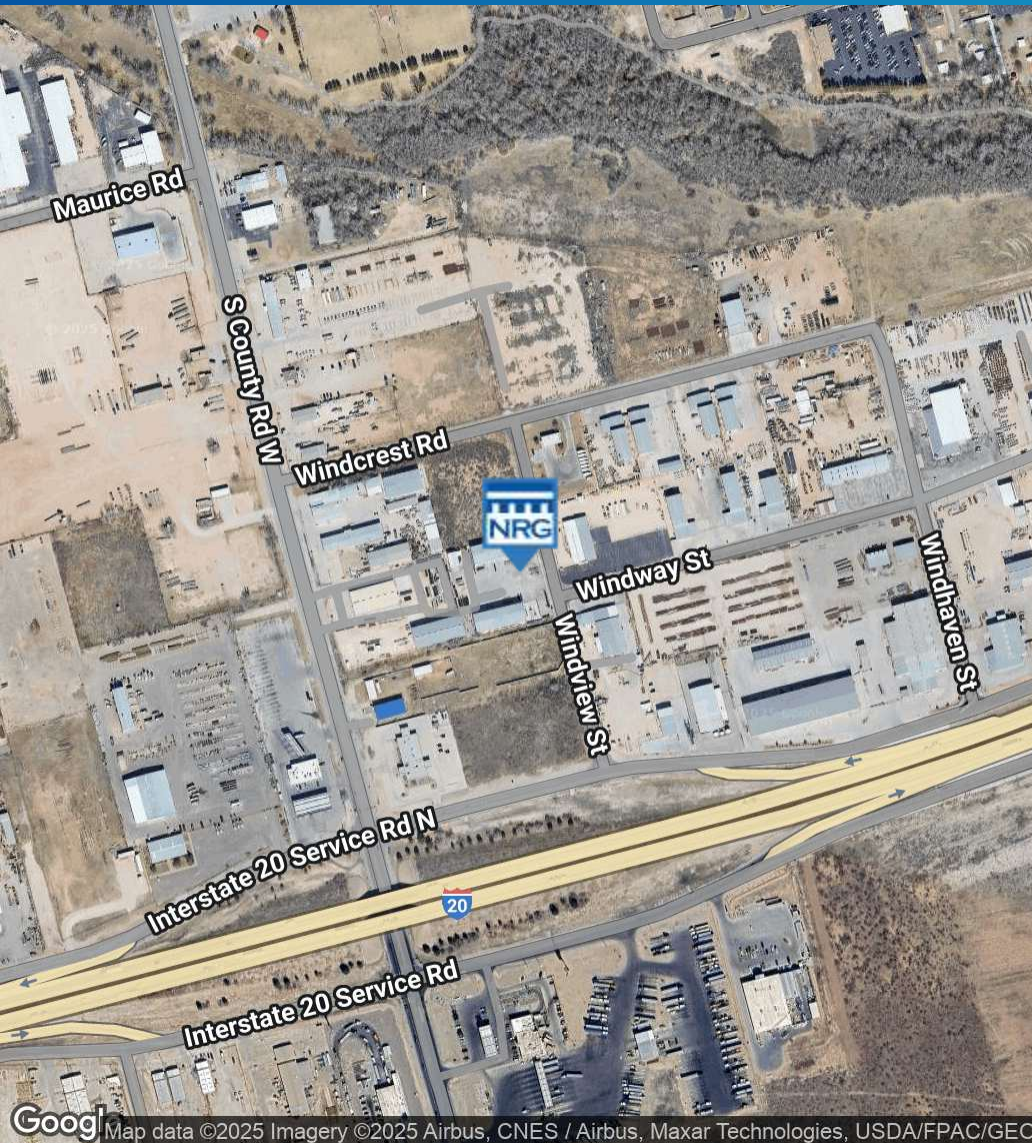
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## Information About Brokerage Services

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>NRG Realty Group LLC</b>	<b>9004023</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976+-</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038  
Justin Dodd

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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Total Directional

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## 1206 & 1208 WINDVIEW ST ODESSA, TX 79763

1209 SCRW  
ADDITIONAL SUBLEASE  
OPTION AVAILABLE

### CONTACT BROKERS:

**JUSTIN DODD**

214.534.7976

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### NRG REALTY GROUP

#### DALLAS OFFICE

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#### MIDLAND OFFICE

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