

# 15-TON CRANE SERVED FACILITY ON 20+ ACRES

9244 W Interstate 20, Odessa, TX 79763

INDUSTRIAL FOR SALE



JUSTIN DODD

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NRG REALTY GROUP

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,750,000
Price / SF:	\$140.00
Building Size:	12,500 SF
Lot Size:	21.73 Acres
Year Built:	1981
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

This 21.73 Acre parcel features 1,154' of frontage on Interstate 20 in Odessa, TX! Set up for success in this 12,500 SF industrial facility with 2,500 SF of office and 10,000 SF of warehouse. The office includes a reception area, 4 private offices, 1 conference room, an IT closet, and kitchenette/break area. The warehouse (50'x200') boasts (1) 15-ton crane and (1) 5-ton crane on 200' long rails to serve the whole shop. Other shop features include (6) 16'x20' overhead doors, a 2-story secured parts cage, and a shop break area with large men's restroom. There is a mechanical room with HVAC/water heater and an ice machine. The building has a water softener and water well. The large lot is fully fenced with gated entrances.

### LOCATION OVERVIEW

This property is located on Interstate 20 in Odessa, TX. Approximately 4.4 miles West of Loop 338, 4.3 miles East of FM 866, and about 20 miles to Midland Air & Space Port. Interstate 20 provides convenient access East-West throughout the Permian Basin and Texas.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 12,500 SF on 21.73 Acres
- 2,500 SF Office
- 4 Offices, 1 Conference Room, Reception, Kitchenette
- (1) 15-ton Crane & (1) 5-ton Crane
- 200' Long Crane Rails
- (6) 16'x20' Overhead Doors
- 20'x15' 2-Story Secured Parts Cage
- Mechanical Room with HVAC/Water Heater & Ice Machine
- Shop Break Area with Large Men's Restroom
- Water Softener, Water Well



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ADDITIONAL PHOTOS

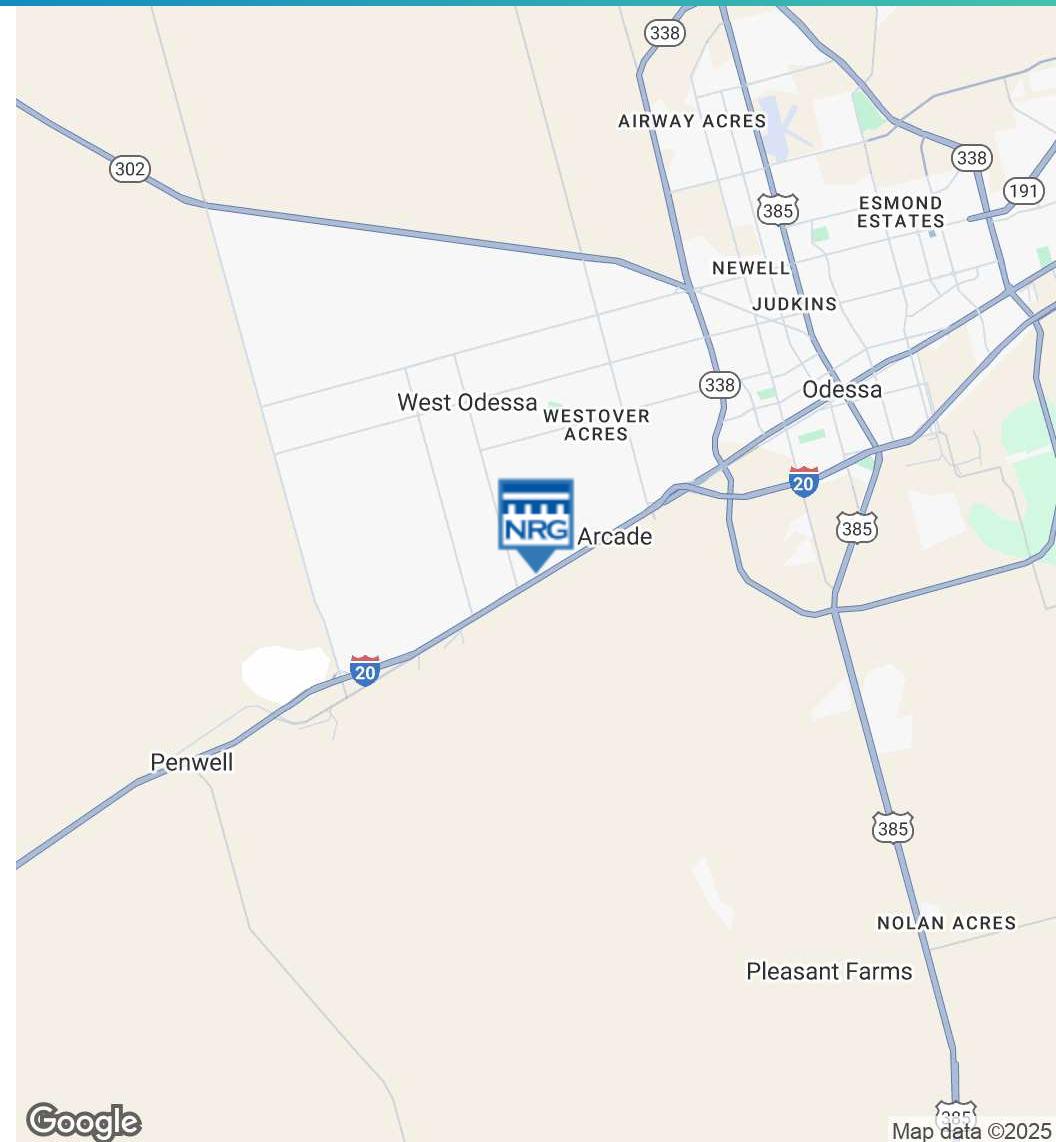
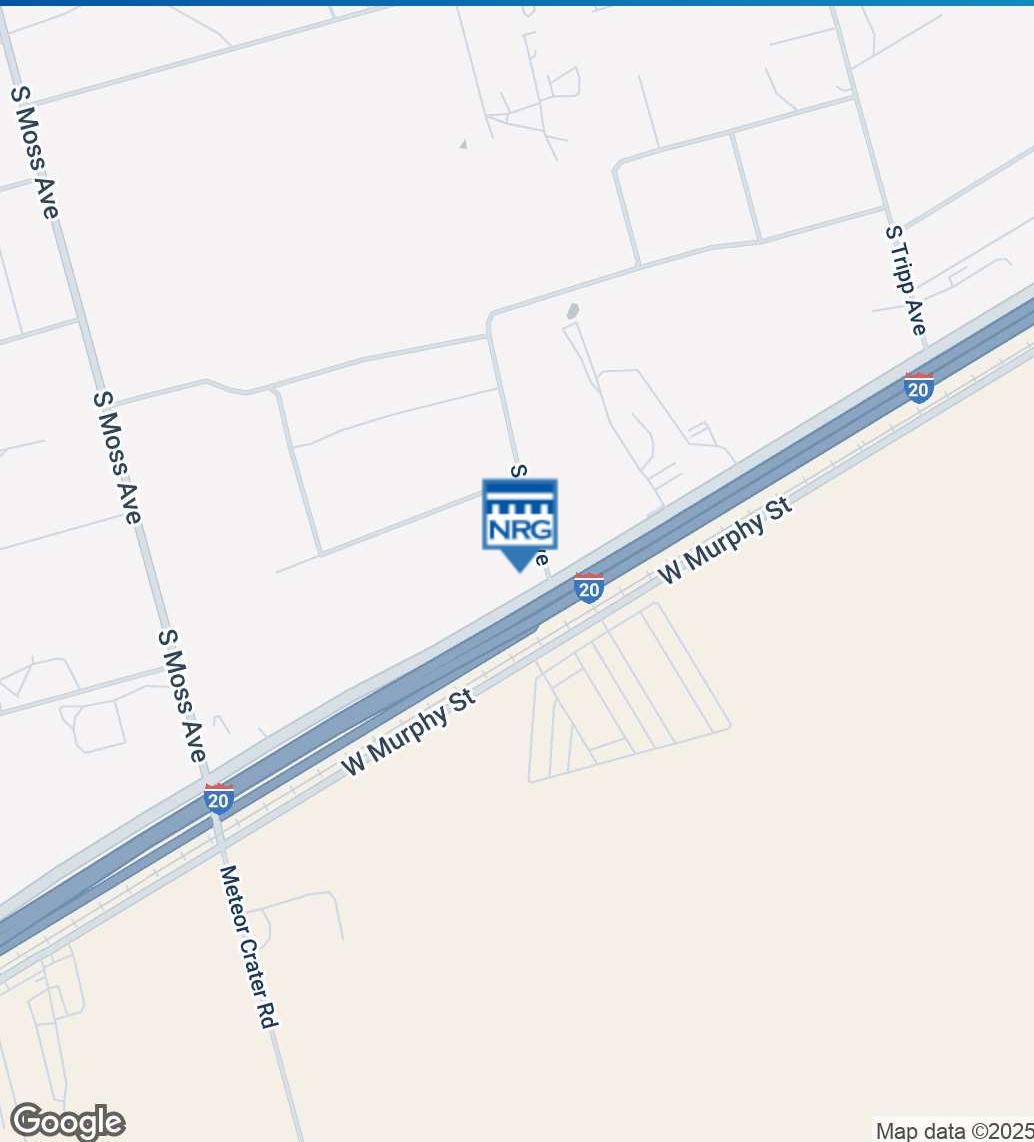


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LOCATION MAP



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## Information About Brokerage Services

*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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

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