

NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

8800 TX-338 Loop, Odessa, TX 79764

INDUSTRIAL FOR LEASE



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EXECUTIVE SUMMARY

8800 TX-338 LOOP, ODESSA, TX 79764



OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
Sale Price:	\$5,950,000.00
Building Size:	52,810 SF
Lot Size:	13.5 Acres
Year Built:	1980
Renovated:	2024
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Welcome to a prime industrial opportunity in Odessa! This newly renovated 52,810 SF warehouse with a 40' ceiling height is strategically located off the newly expanded and paved TX-338 Loop. This location provides unparalleled accessibility for your business needs with proximity to the Odessa-Schlemeyer Field Airport and Midland International Air & Space Port. Situated on a 13.5 Acre lot, this facility offers 50,000+ SF of warehouse space that can be divisible between 20,000 SF-30,000 SF. The property offers 2,960 SF of new fully remodeled interior office space featuring a separate large break area. The warehouse has (5) 5-ton and (3) 3-ton cranes available. This space features 2 overhead doors and 8 hangar doors (see photos for sizes). Serviced by 3-Phase/400 Volt/400-600 Amps power throughout. Whether you're looking to establish a manufacturing hub, a distribution center, or a multi-purpose facility, this property has the infrastructure and space to support your vision. Contact Tucker Schneemann or Josh Tardy to see if this property is the right fit for you!

LOCATION OVERVIEW

This property is located on the newly paved and expanded Loop 338 Highway on Odessa, TX. Approximately 2.8 miles to US Highway 385 and 8.3 miles to Interstate 20.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 52,810 SF on 13.5 Acres
- 2,960 SF of Newly Renovated Office
- Large Break Area
- (5) 5-ton & (3) 3-ton Cranes Available
- 8 Hangar Doors & 2 Overhead Doors
- Power: 3-Phase/400 Volt/400-600 Amps
- Natural Gas Available: 6" with 5M MCF per day capacity on site - per Atmos Gas
- Renovated in 2024/2025 - see next page for more details



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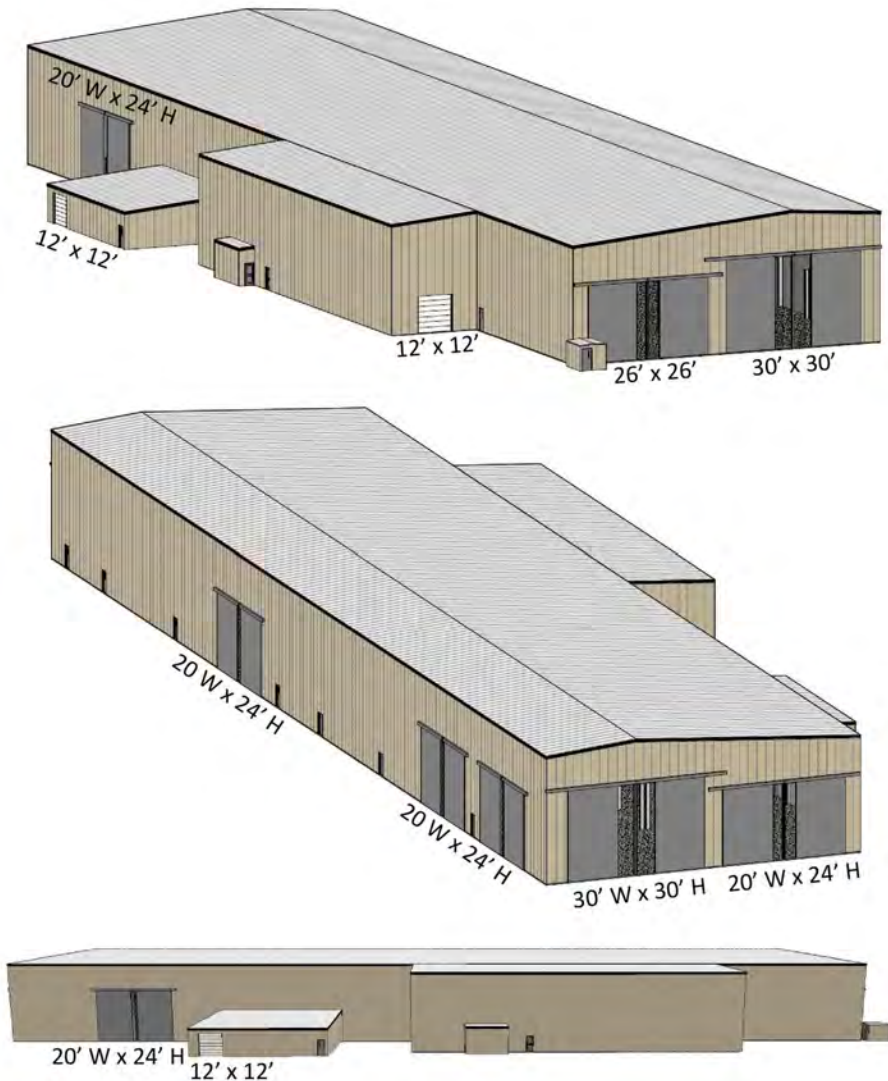
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RENOVATED IN 2025

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RENOVATED IN 2025:

- Concrete Floor Repairs & Ramp Addition
- New metal U-panels installed throughout the property
- Edge Trim Metal & Gutter Replacement
- Open Warehouse Space
- New Metal Walk Doors
- New Fully Remodeled Office
- Refurbish Restroom/Breakroom
- LED High-Bay Lighting
- LED Exterior Wall Packs
- Exterior Paint
- Fencing Repairs
- & more! Contact Tucker or Josh for more details

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ADDITIONAL PHOTOS



TUCKER SCHNEEMANN

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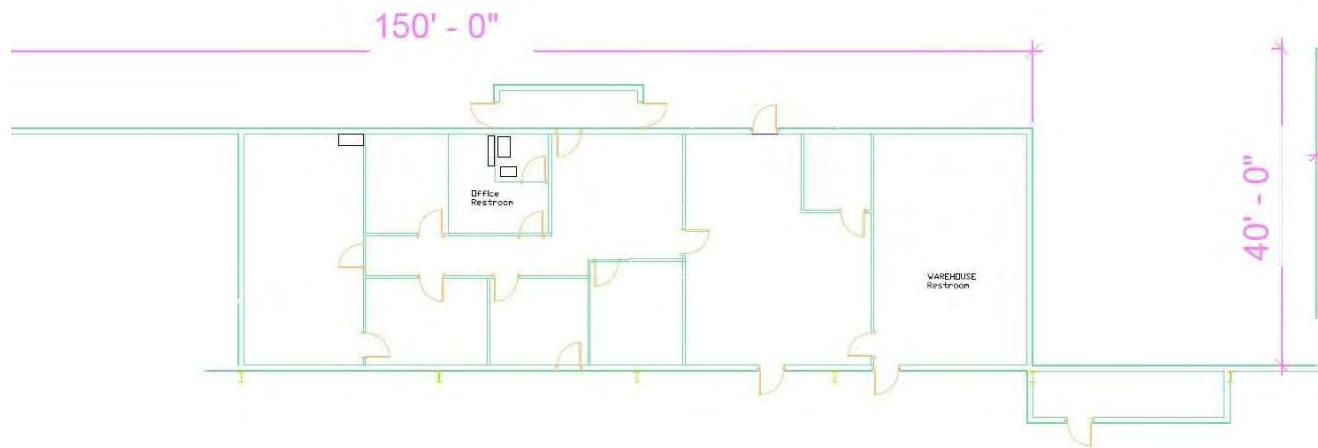
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NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

FLOOR PLANS

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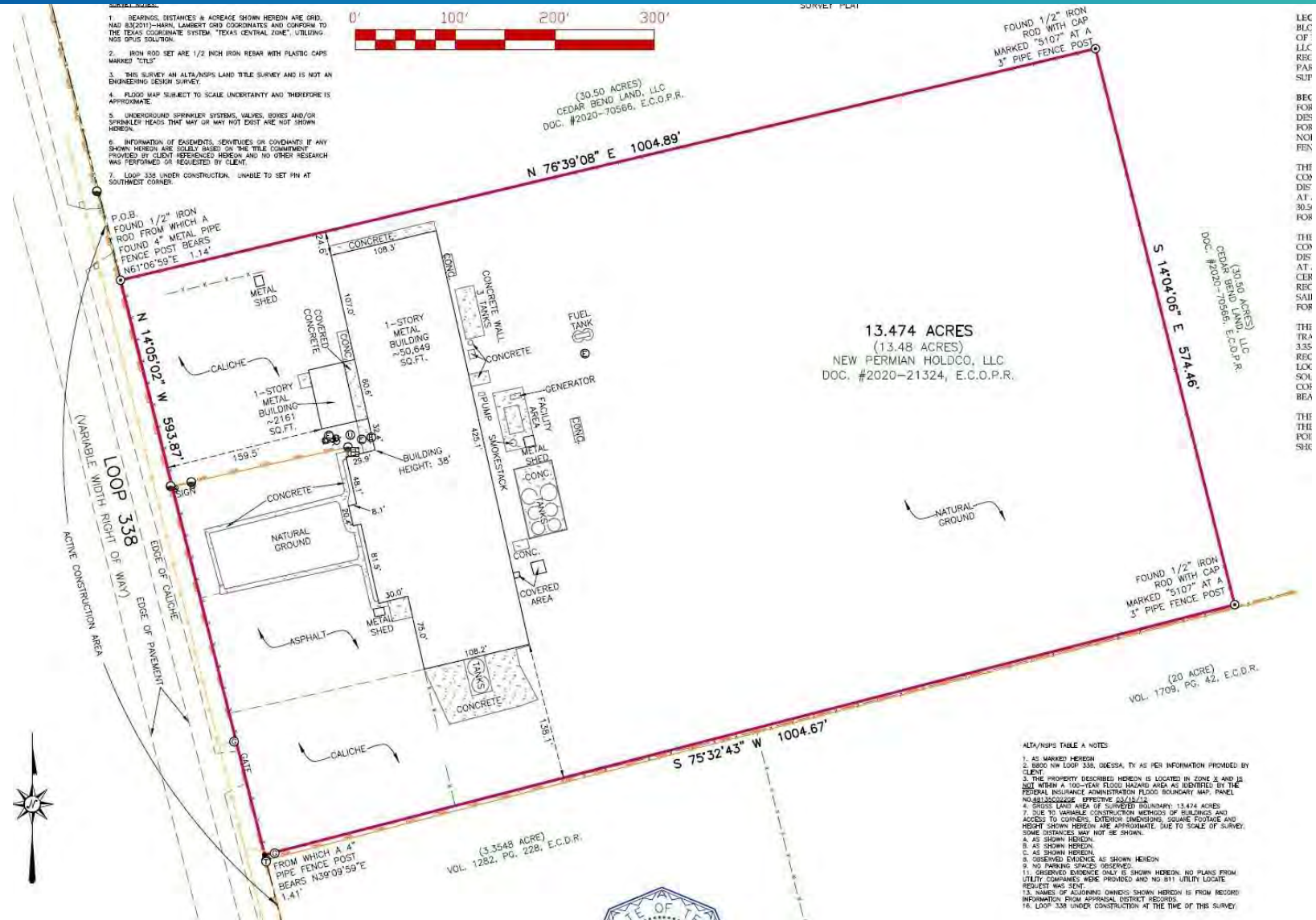
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SITE PLAN



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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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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