

INDUSTRIAL BUILDING FOR SALE

2121 W. 44th STREET, ODESSA, TX 79764

*The Real Estate
Ranch*



Thomas Johnston

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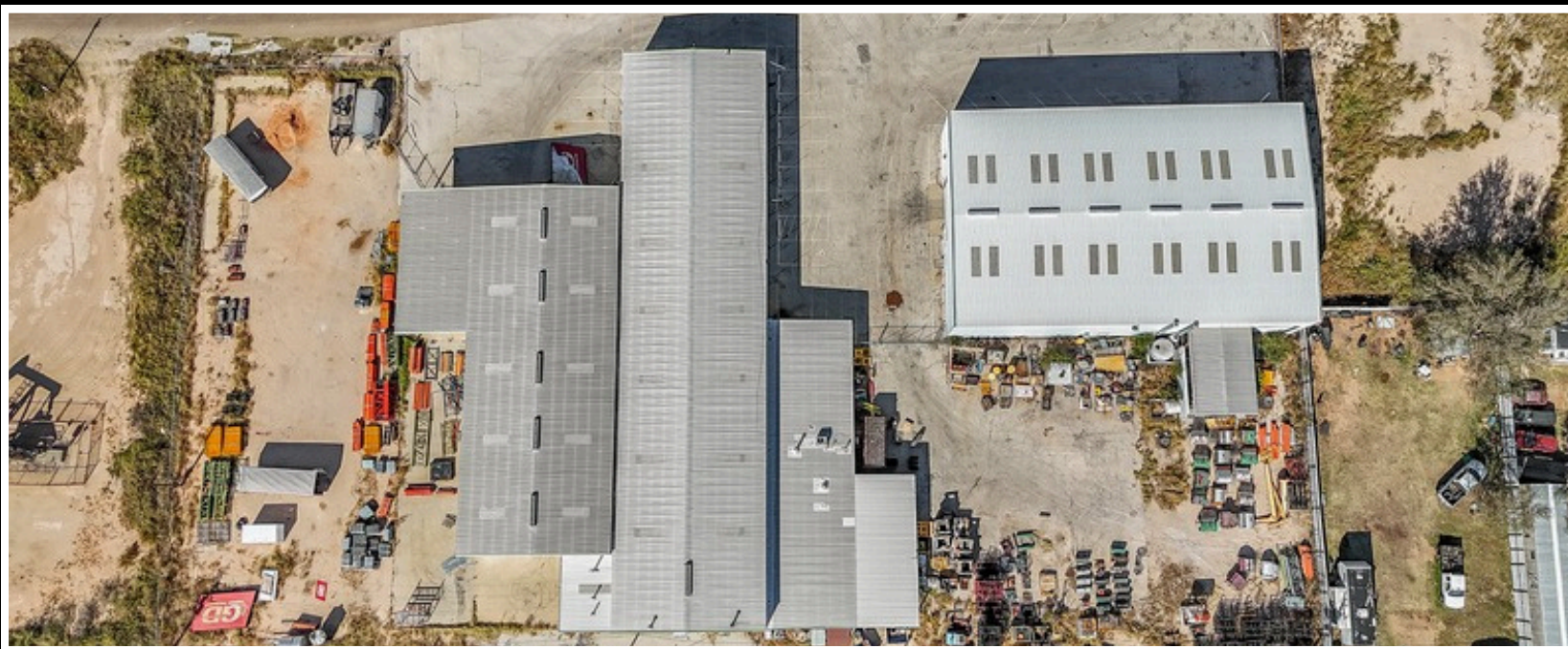
Office:

432.688-8200
6 Desta Drive, Ste 1260,
Midland, TX 79705

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PROPERTY – 2121 W. 44TH ST. (24,800 SF – 1.38 ACRES)



OFFERING SUMMARY

Sales Price	\$2,656,600
Year Built	1998
Building Sq Ft	24,800
Lot Size	1.38 Acres
Zoning	In the County

PROPERTY OVERVIEW

Discover a premier industrial facility in the heart of Odessa's energy corridor. This 24,800 SF building combines modern office space with a large, fully equipped shop designed for heavy-duty operations. Situated on 1.30 acres, the property offers ample yard space for storage, parking, and maneuverability.

- **Office + Shop Space:** Functional layout with administrative offices and expansive shop area
- **4 Overhead Doors:** Streamlined access for equipment, vehicles, and deliveries
- **Two 10-Ton Overhead Cranes:** Built-in lifting capacity for fabrication, manufacturing, or oilfield services
- **Heavy Industrial Infrastructure:** Designed to support demanding operations with robust utilities
- **Strategic Location:** Easy access to Loop 338 and Highway 302, connecting to the Permian Basin

LOCATION OVERVIEW

- **Accessibility:** Quick access to Loop 338 and Highway 302, making it convenient for logistics and regional distribution.
- **Surroundings:** The area is dominated by industrial development, supporting oilfield services, fabrication, and equipment companies.
- **Utilities:** Water supplied via well and sewer via septic field, typical for industrial sites in this region
- **Ideal for companies needing both shop and office space.**

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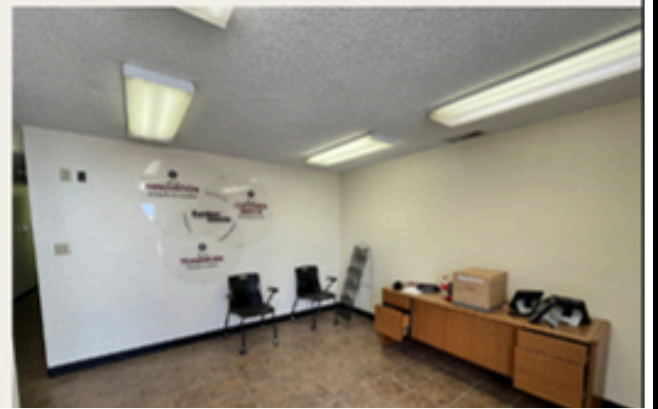
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**PRESENTED BY: THOMAS JOHNSTON
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