

4 INDUSTRIAL BUILDINGS ON ±7.66 ACRES

335 S County Rd W, Odessa, TX 79763

INDUSTRIAL FOR SALE AND FOR LEASE



JUSTIN DODD

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335 S COUNTY RD W, ODESSA, TX 79763

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,245,000
Price / SF:	\$106.40
Lease Rate:	\$22,500 /Mo (NNN)
Building Size:	21,100 SF
Lot Size:	7.66 Acres
Year Built:	1963
Zoning:	LI

PROPERTY OVERVIEW

This industrial property consists of 4 buildings totaling ±21,100 SF on ±7.66 acres available for sublease! The property features a combined ±6,800 SF of office space across three of the four buildings with reception, (12) offices including (2) executive offices, conference and training rooms, multiple break areas, copier rooms, I.T. closets, and ample storage throughout. The property includes ±14,300 SF of warehouse/shop space, featuring multiple cranes ranging from 5 to 10-tons, eave heights from 12' to 25'6", concrete slabs (5", 3,000 PSI), overhead doors ranging from 12'x12' to 16'x16', a 3'-4" x 75' oil change pit, electric heaters, and 400A 3-phase power. Built between 1963 and 2013, the improvements sit on a concrete-approach lot designed for industrial use. Available for purchase or sublease term through 2/28/2032 - contact Justin Dodd for more details.

LOCATION OVERVIEW

This property is located in the Permian Basin in Odessa, TX. Just south of Downtown Odessa, this property is only 0.4 miles from Business Loop 20 and 0.9 miles from I-20, allowing for easy access to major roadways and markets.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±21,100 SF on ±7.66 Acres
- Multiple Overhead Doors, 12'x12' - 16'x16
- Multiple Cranes, 5-10-tons
- (12) Offices, (2) Executive Offices
- 25'x70' Wash-Bay
- Electric Heating
- 3-Phase Power
- Improvements Made in 2013
- Available for Purchase or Sublease through 2/28/2032



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ADDITIONAL PHOTOS



JUSTIN DODD

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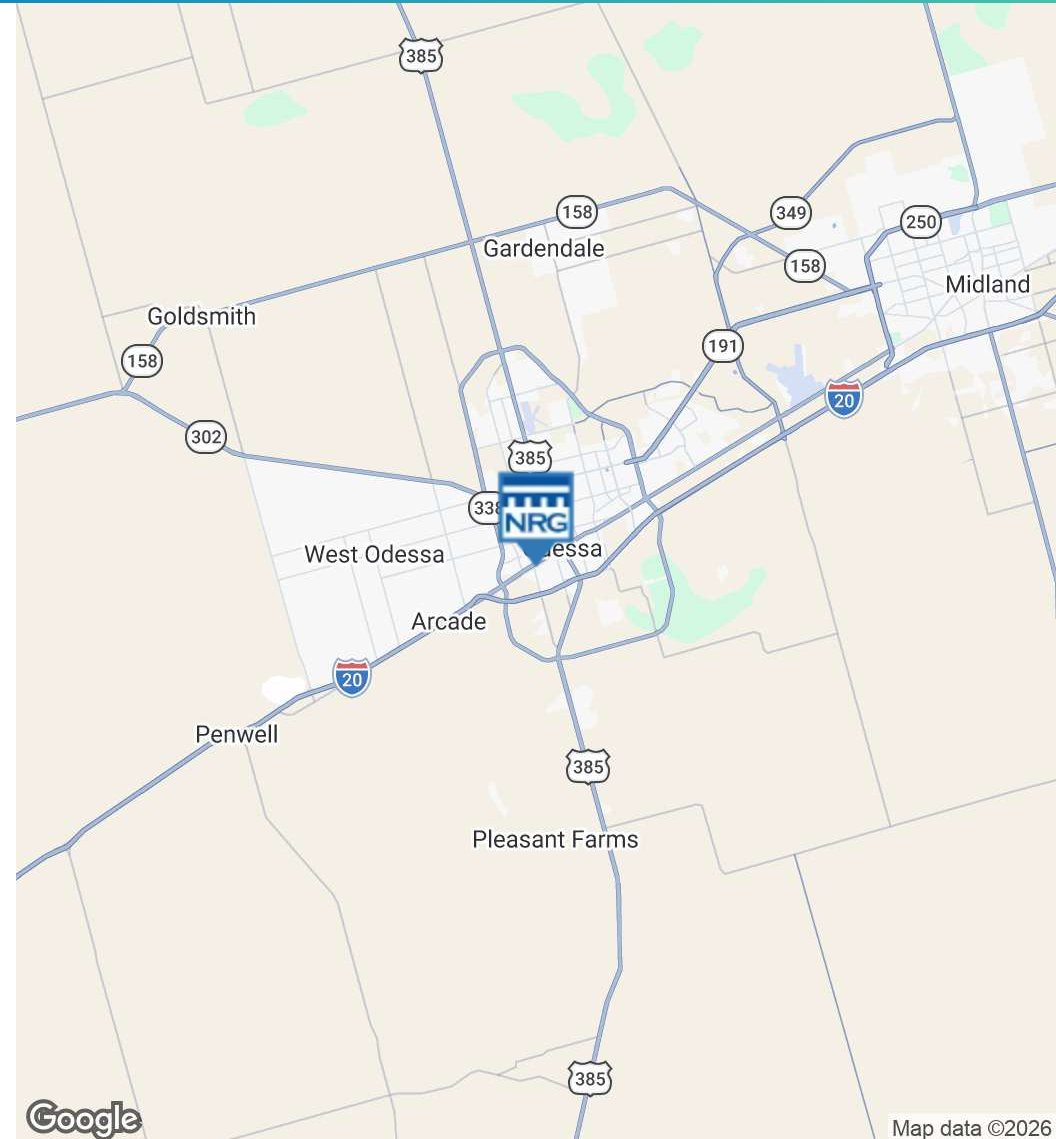
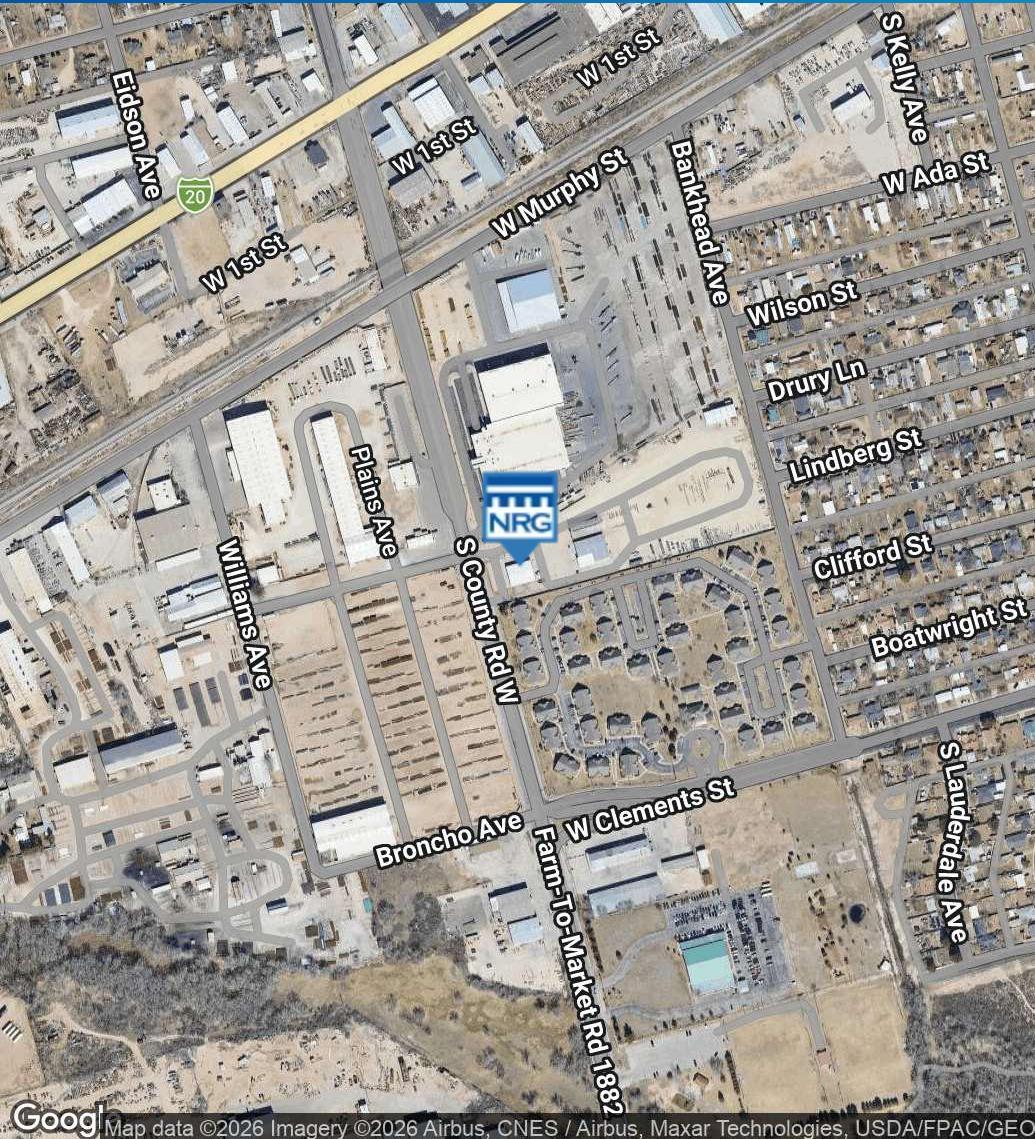
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LOCATION MAP



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S COUNTY RD W