

# OFFICE/WAREHOUSE ON 6.5 ACRES WITH 15 RV/TRAILER HOOKUPS

2001 S Crane Ave, Odessa, TX 79766

INDUSTRIAL FOR LEASE



**JUSTIN DODD**

214.534.7976

[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtygroup.com](mailto:tucker@nrgrealtygroup.com)



# OFFICE/WAREHOUSE ON 6.5 ACRES WITH 15 RV/TRAILER HOOKUPS EXECUTIVE SUMMARY

2001 S CRANE AVE, ODESSA, TX 79766



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$12,000 /Mo (NNN) |
| Building Size: | 8,400 SF           |
| Lot Size:      | 6.5 Acres          |
| Year Built:    | 2011               |
| Zoning:        | County             |

## PROPERTY OVERVIEW

Explore this 8,400 SF industrial service facility on 6.5 Acres in Odessa, TX. Host office operations in the 2,400 SF first floor and 2,400 SF of living quarters on the second floor. The office amenities include a welcoming reception, multiple offices, and 2 kitchens. The 3,600 SF warehouse space features (4) 14' grade-level doors forming 3 drive-in bays and 1 drive-through bay. A wash-bay can be added at additional cost. Housing capabilities extend to the yard space with 15 RV/trailer hookups. The previous tenant had 5 man camp trailers and 10 RV's on site. Contact Justin Dodd for more details on this opportunity.

## LOCATION OVERVIEW

This property is located on S Crane Ave in Odessa, TX between Interstate 20 and US Hwy 385. A convenient location for serving the Midland-Odessa area and the surrounding Permian Basin.

**JUSTIN DODD**

214.534.7976  
justin@nrgrealtygroup.com

**TUCKER SCHNEEMANN**

432.661.4880  
tucker@nrgrealtygroup.com



# OFFICE/WAREHOUSE ON 6.5 ACRES WITH 15 RV/TRAILER HOOKUPS PROPERTY HIGHLIGHTS

2001 S CRANE AVE, ODESSA, TX 79766



## PROPERTY HIGHLIGHTS

- 8,400 SF on 6.5 Acres
- 2,400 SF 1st Floor Office | 2,400 SF 2nd Floor Apartments
- Reception, Multiple Offices, 2 Kitchens
- 3,600 SF Warehouse
- (4) 14' Overhead Doors
- Wash-Bay Can Be Added
- 15 RV/Trailer Hookups



**JUSTIN DODD**

214.534.7976

[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtygroup.com](mailto:tucker@nrgrealtygroup.com)



# OFFICE/WAREHOUSE ON 6.5 ACRES WITH 15 RV/TRAILER HOOKUPS

ADDITIONAL PHOTOS

2001 S CRANE AVE, ODESSA, TX 79766



**JUSTIN DODD**

214.534.7976

[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

**TUCKER SCHNEEMANN**

432.661.4880

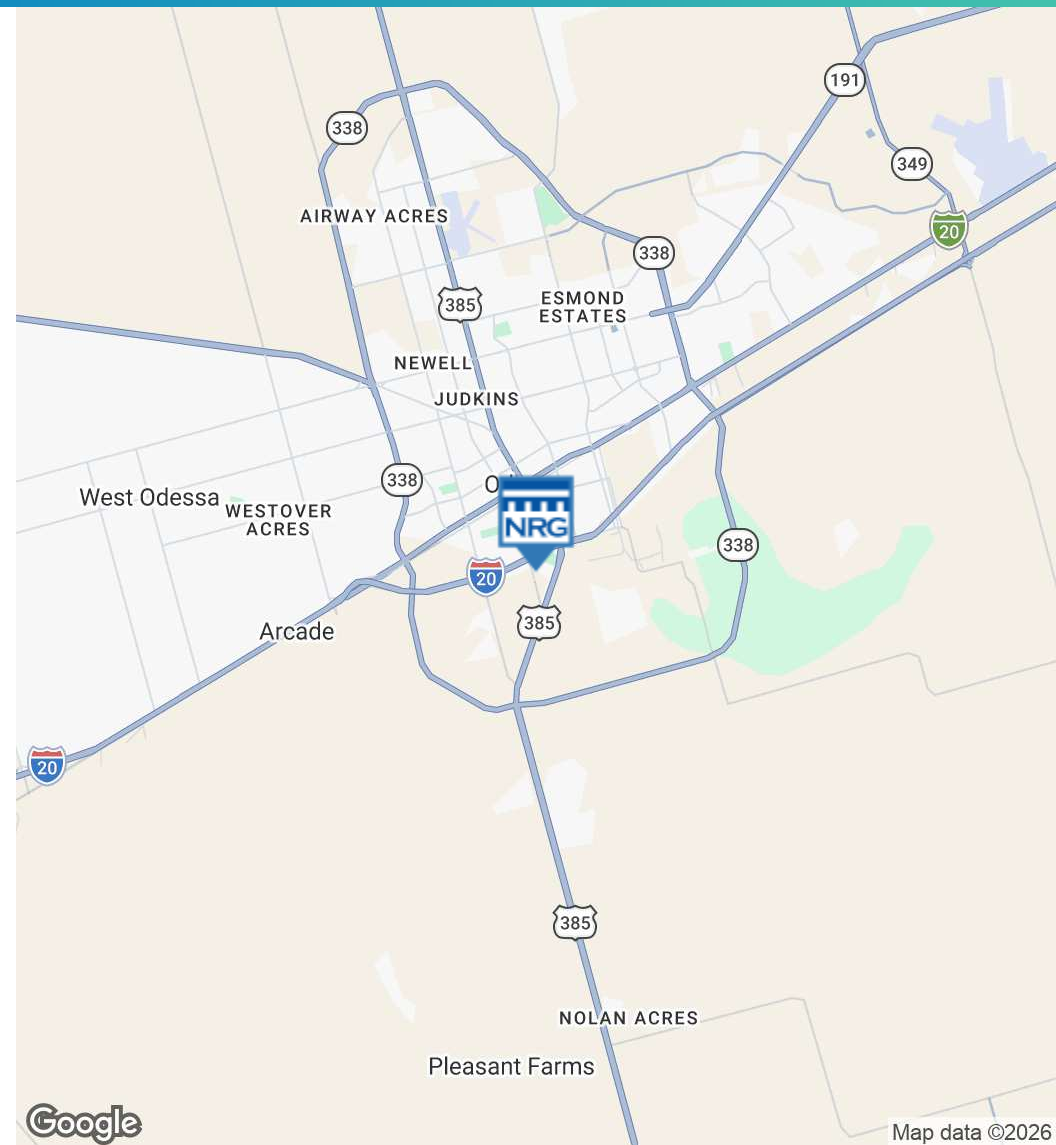
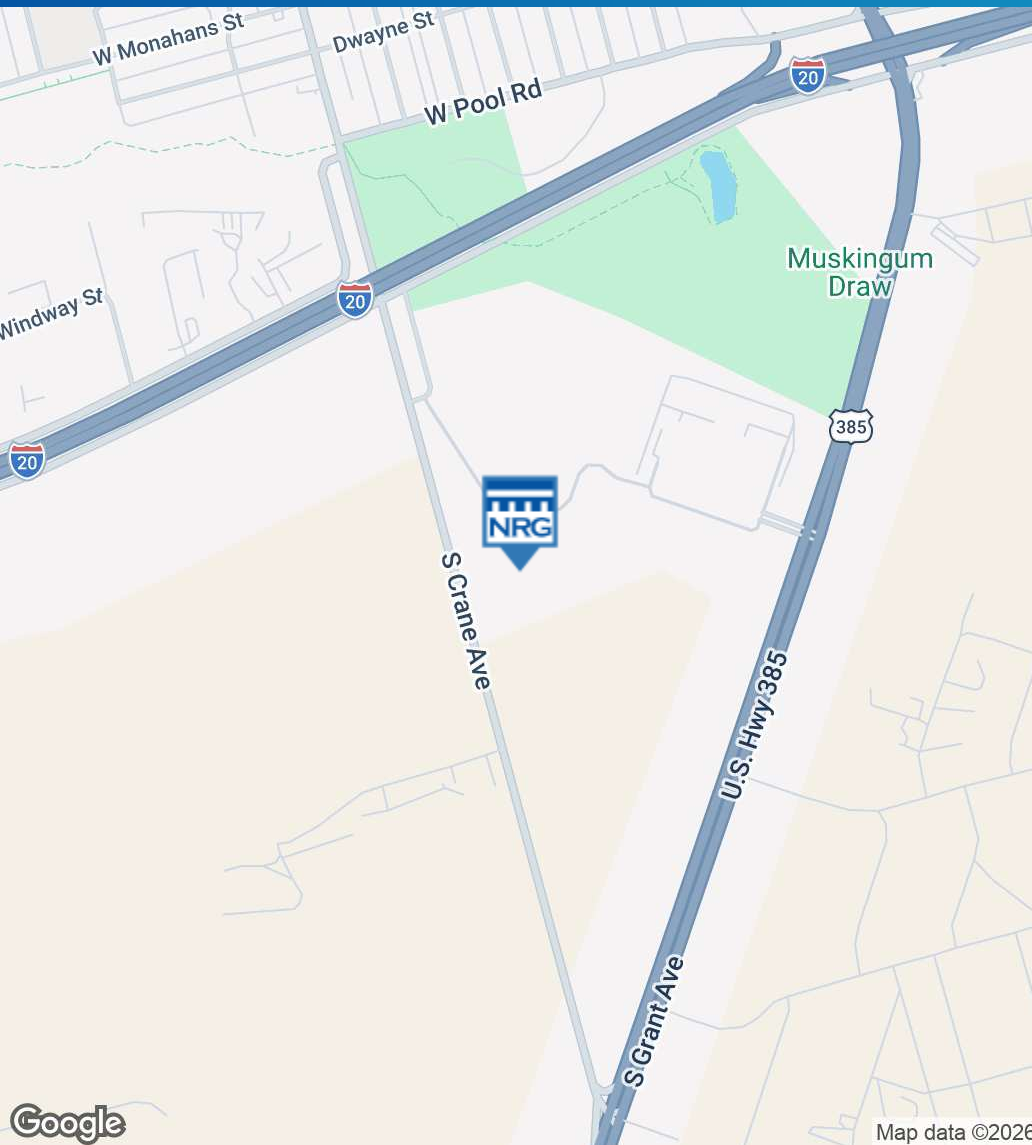
[tucker@nrgrealtygroup.com](mailto:tucker@nrgrealtygroup.com)



# OFFICE/WAREHOUSE ON 6.5 ACRES WITH 15 RV/TRAILER HOOKUPS

LOCATION MAP

2001 S CRANE AVE, ODESSA, TX 79766



**JUSTIN DODD**

214.534.7976

justin@nrgrealtygroup.com

**TUCKER SCHNEEMANN**

432.661.4880

tucker@nrgrealtygroup.com





## 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.*

11/2/2015

### 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 | License No.    | Email                            | Phone                  |
| Primary Assumed Business Name        |                |                                  |                        |
| <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/  | License No.    | Email                            | Phone                  |
| Associate                            |                |                                  |                        |
| <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

Phone: (214)534-7976

Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)



**2001 S CRANE AVE, ODESSA, TX 79766**

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976

[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtygroup.com](mailto:tucker@nrgrealtygroup.com)

**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.