# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

**8800 TX-338 Loop, Odessa, TX 79764**

**INDUSTRIAL FOR SALE OR LEASE**

**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

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 loca on provides unparalleled accessibility for your business needs with proximity to the Odessa-Schlemeyer Field Airport and Midland Interna onal 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 distribu on center, or a mul -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.


**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

NRG REALTY GROUP

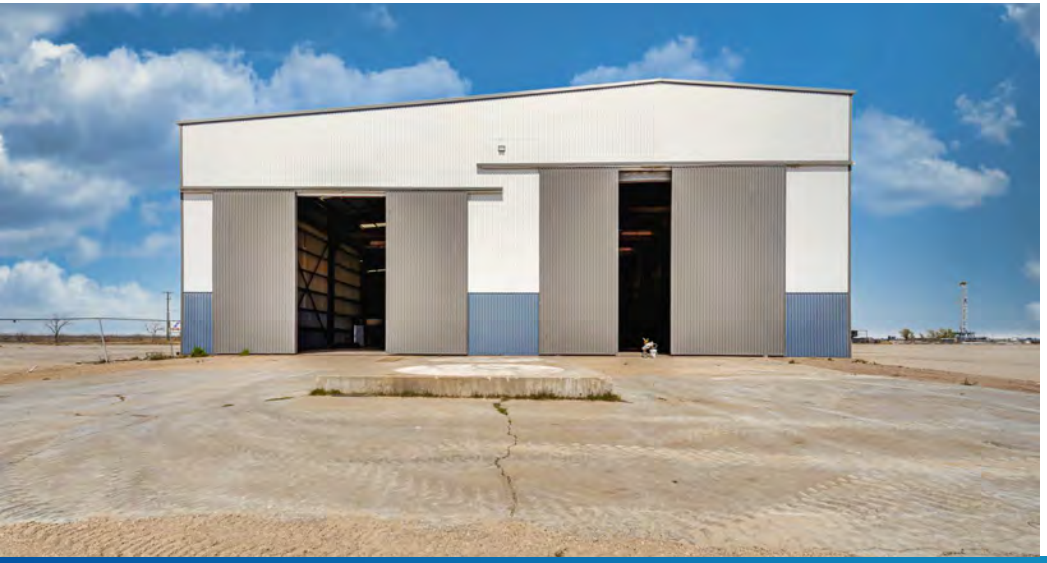
# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

8800 TX-338 LOOP, ODESSA, TX 79764

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



**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

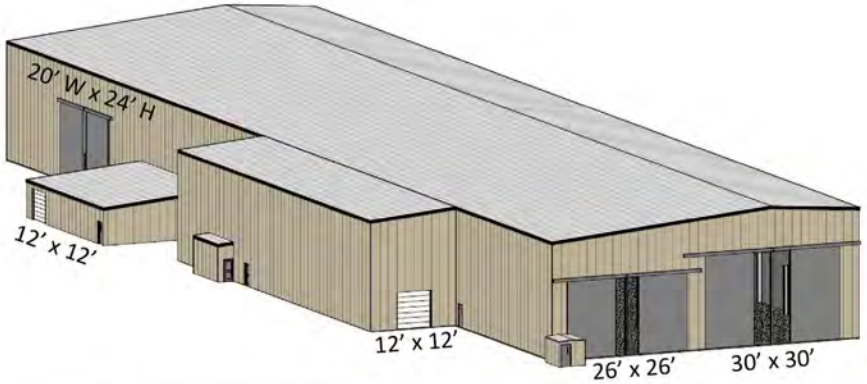
**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

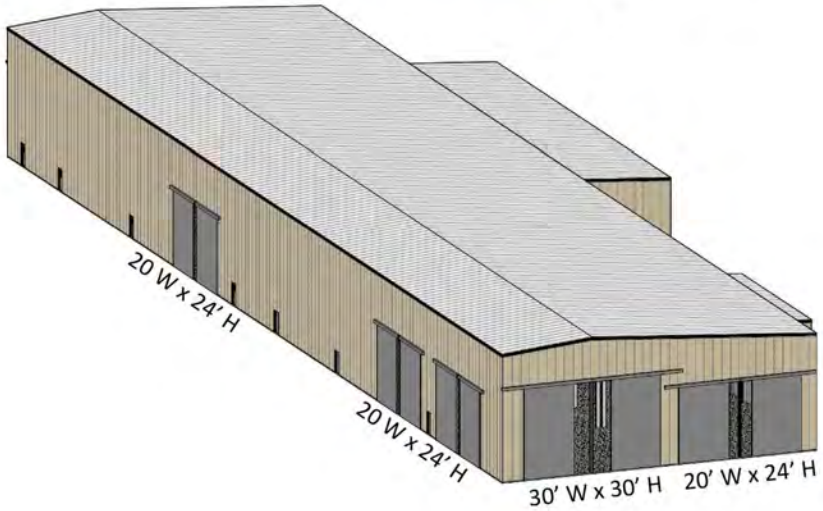
NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

RENOVATED IN 2025

8800 TX-338 LOOP, ODESSA, TX 79764



## RENOVATED IN 2025:

- Concrete Floor Repairs & Ramp Addi on
- New metal U-Panels Installed Throughout The Property
- Edge Trim Metal & Gu er Replacement
- Open Warehouse Space
- New Metal Walk Doors
- New Fully Remodeled Office
- Refurbish Restroom/Breakroom
- LED High-Bay Ligh ng
- LED Exterior Wall Packs
- Exterior Paint
- Fencing Repairs
- & more! Contact Tucker for more details


**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

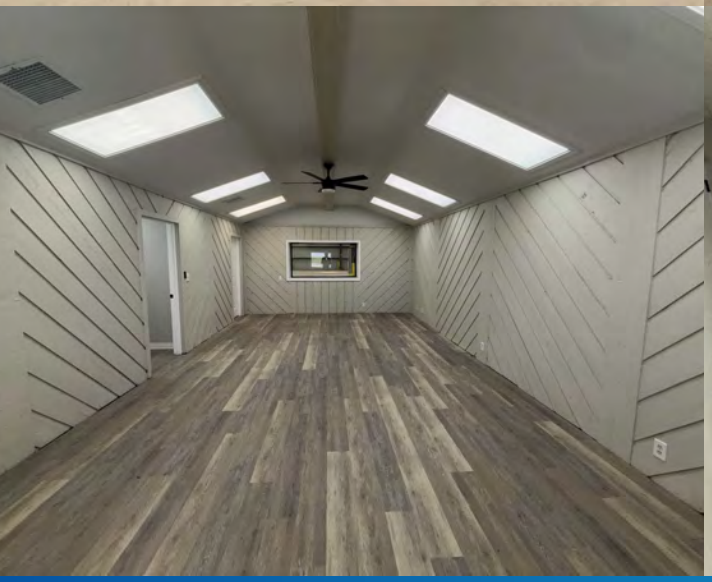
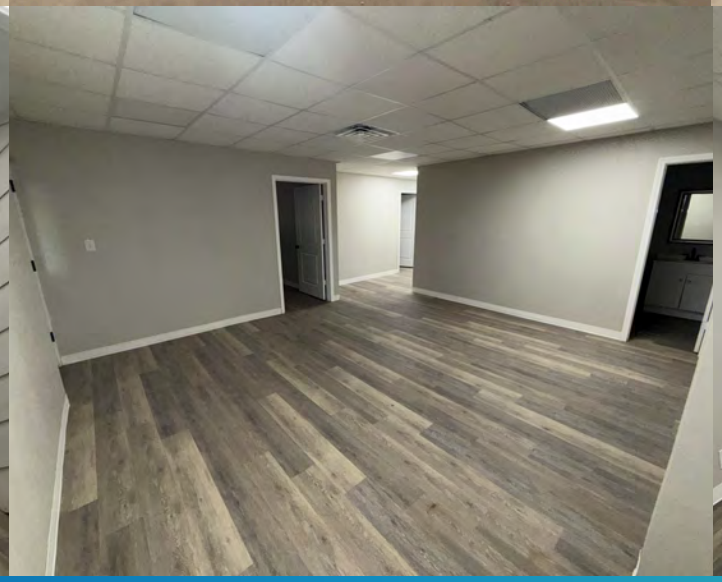
**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

8800 TX-338 LOOP, ODESSA, TX 79764

## ADDITIONAL PHOTOS

**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

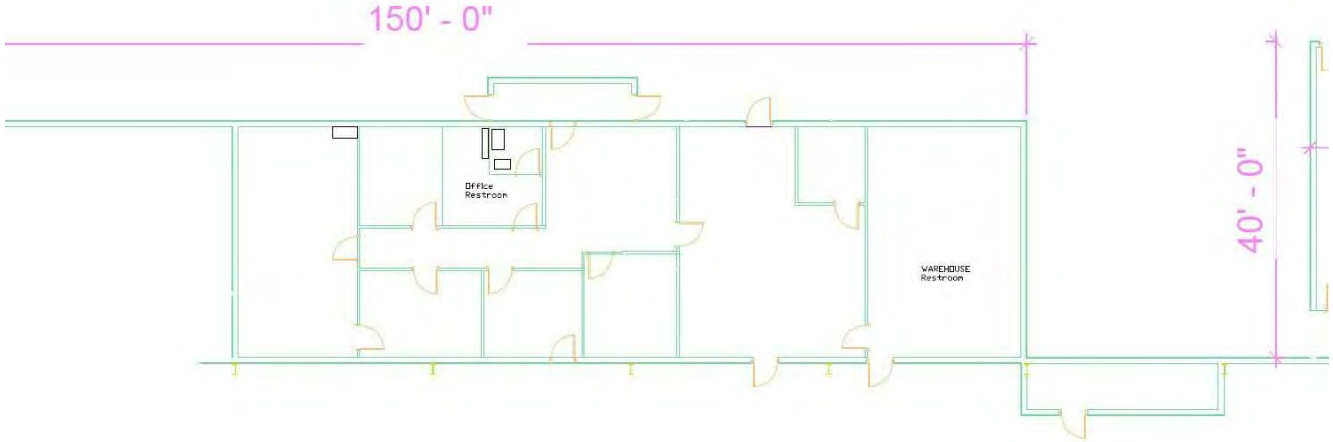
**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com


NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

8800 TX-338 LOOP, ODESSA, TX 79764

FLOOR PLANS





**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

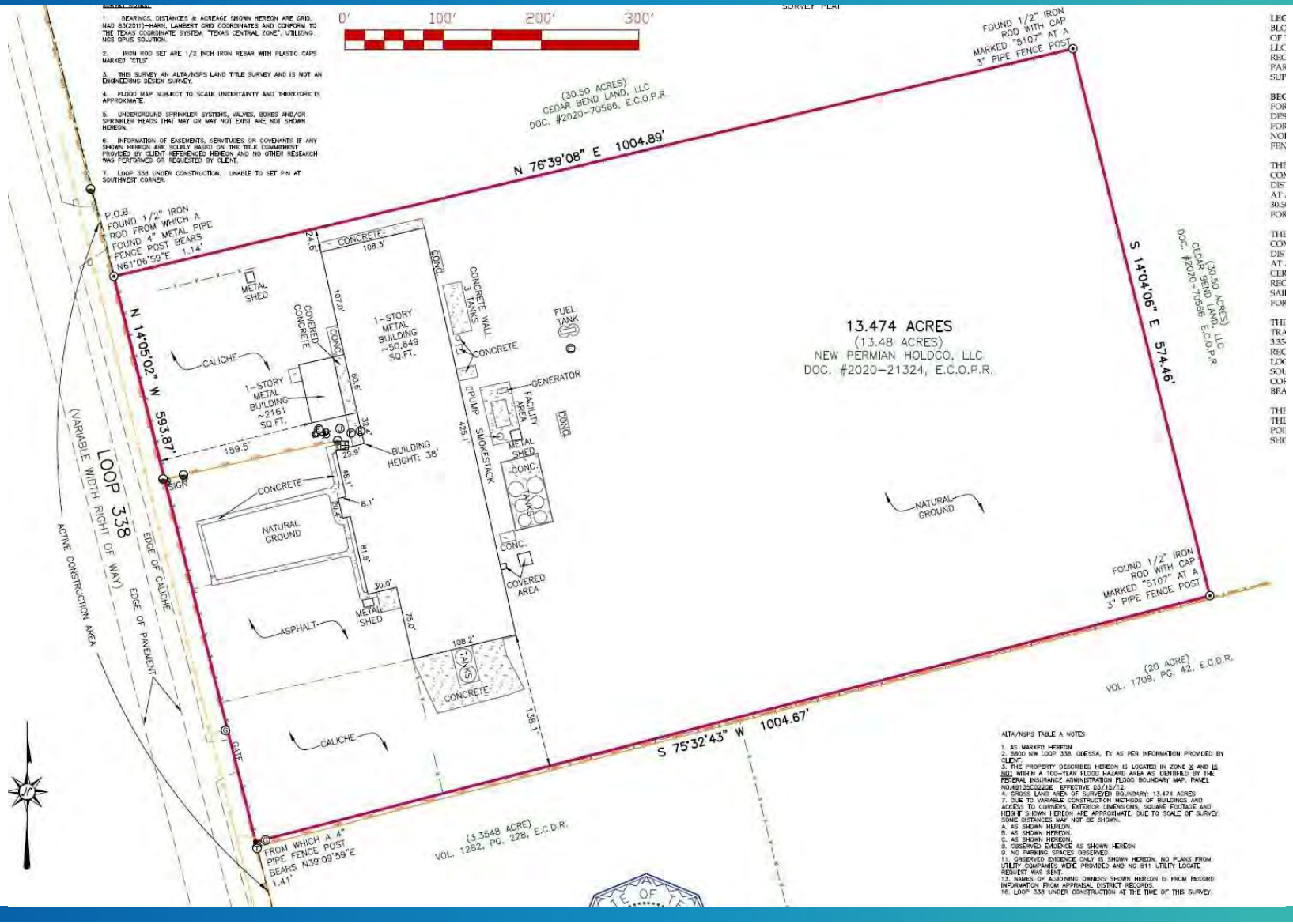
**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com


NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

**8800 TX-338 LOOP, ODESSA, TX 79764**

SITE PLAN





**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

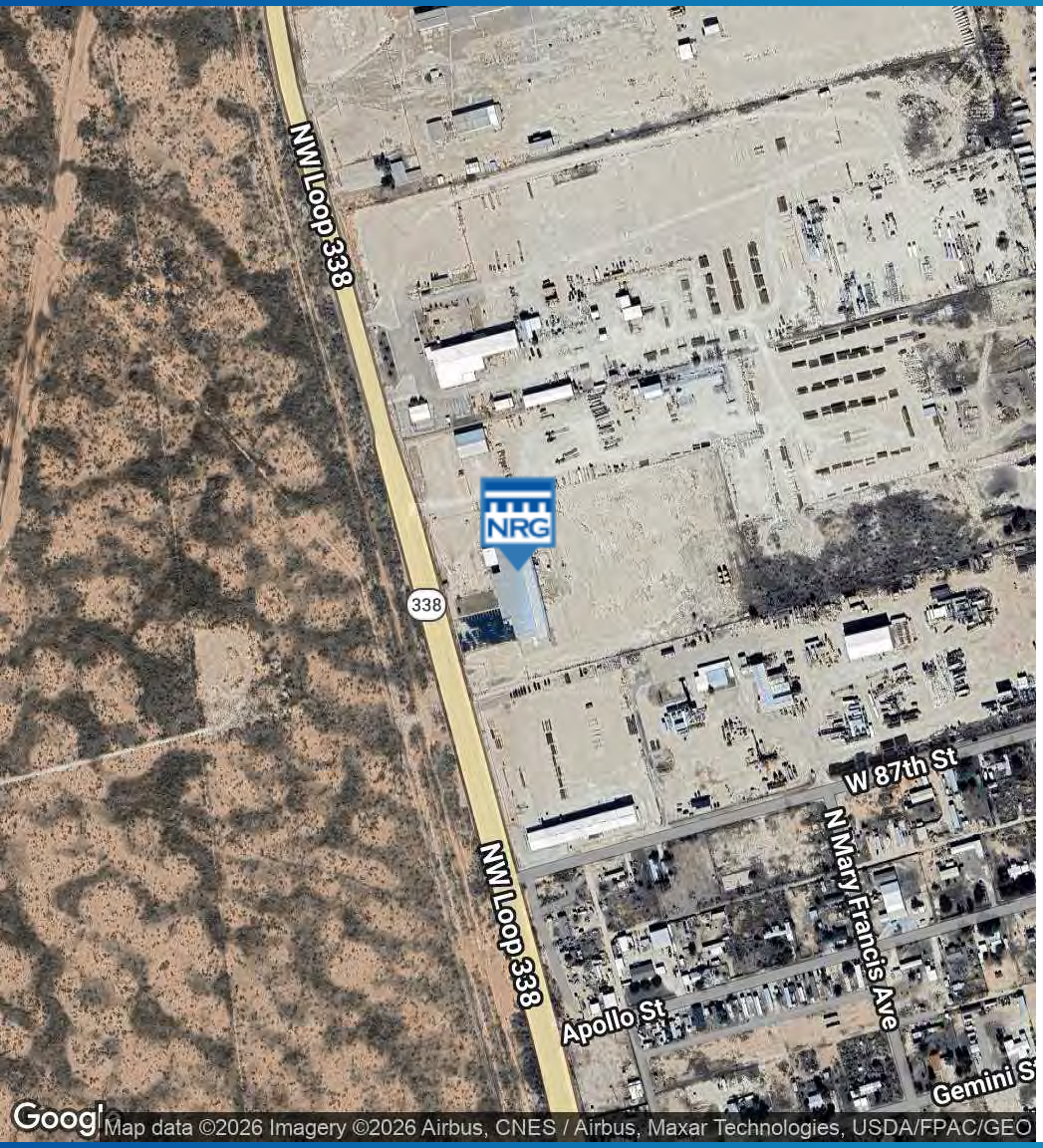
**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

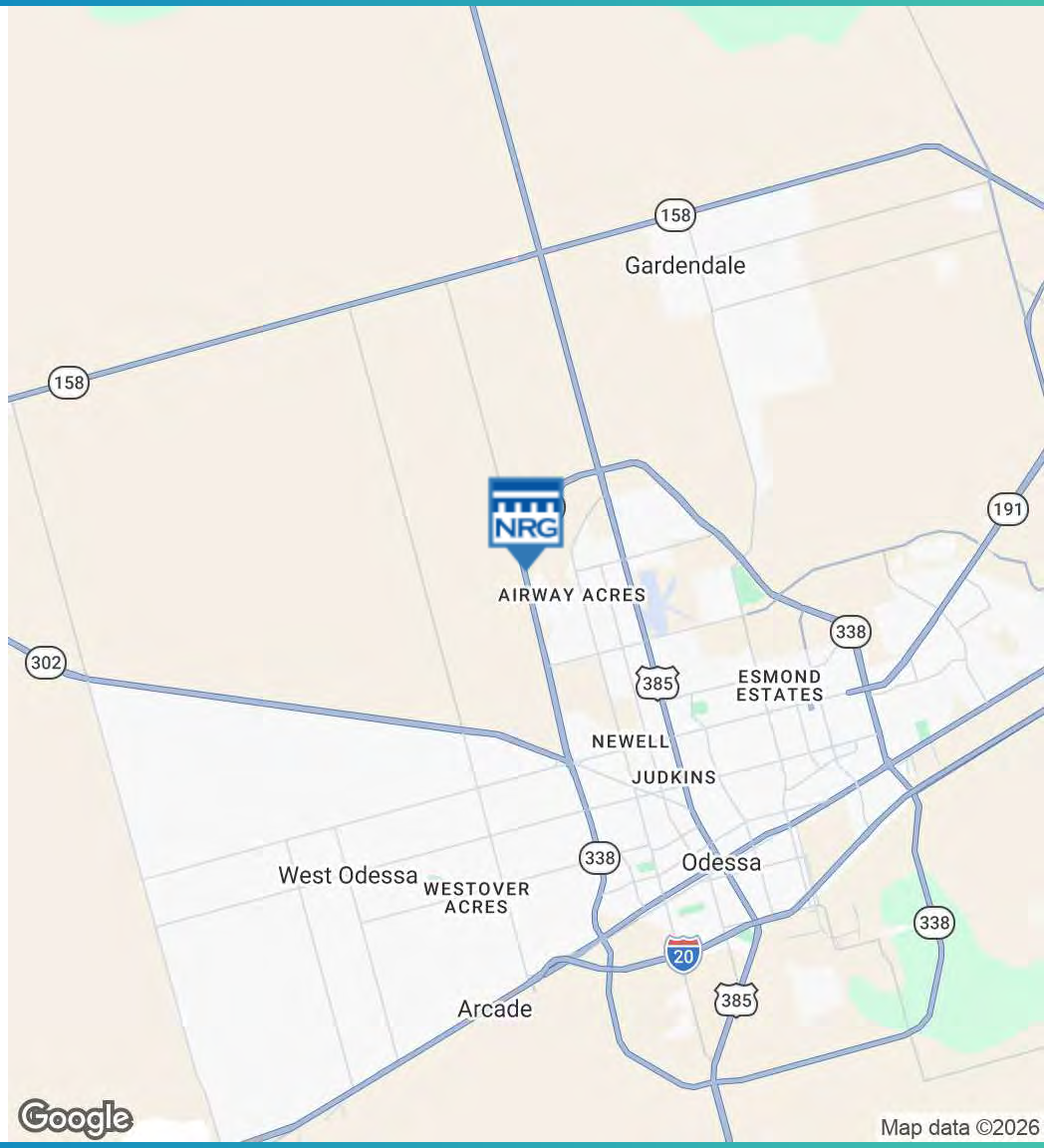

NRG REALTY GROUP

# NEWLY RENOVATED INDUSTRIAL FACILITY ON 13.5 ACRES

8800 TX-338 LOOP, ODESSA, TX 79764

## LOCATION MAP





**TUCKER SCHNEEMANN**
432.661.4880
tucker@nrgrealtygroup.com

**JOSH TARDY**
806.681.7710
josh@nrgrealtygroup.com

NRG REALTY GROUP

# 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:
  - 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.

| | | | |
|---|---|---|---|
| **NRG Realty Group, LLC** | **9004023** | **justin@nrgrealtygroup.com** | **(214)534-7976** |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **Justin Dodd** | **0601010** | **Justin@nrgrealtygroup.com** | **(214)534-7976** |
| Designated Broker of Firm | License No. | Email | Phone |
| **John W.B. McDaniel** | **0405514** | **john@nrgrealtygroup.com** | **(214)325-4851** |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **Tucker Schneemann** | **767730** | **tucker@nrgrealtygroup.com** | **(432)661-4880** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

# 8800 TX-338 LOOP, ODESSA, TX 79764

## CONTACT BROKERS:


### TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.com

### JOSH TARDY

806.681.7710
josh@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 informa on furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representa on is made to the accuracy thereof and same is submi ed to errors, omissions, change of price, rental or other condi ons prior to sale, lease or financing or withdrawal without no ce. The informa on contained herein is not a subs tute for a thorough due diligence inves ga on. No liability of any kind based on the informa on is to be imposed on the broker herein.