

*the Real Estate
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INDUSTRIAL BUILDINGS FOR SALE

44TH STREET PROPERTIES, ODESSA, TX 79764



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PROPERTY - 44TH ST. PROPERTIES (49,600 SF - 3.92 ACRES)



OFFERING SUMMARY

Sales Price	\$4,712,000
Year Built	1976-2007
Building Sq Ft	49,600
Lot Size	3.92 Acres
Zoning	In the County

PROPERTY OVERVIEW

The 44th Street Properties in Odessa, TX 79764 consist of multiple industrial buildings totaling 49,600 sq. ft., built between 1976 and 2007, with a fenced yard and extensive crane and bay infrastructure. The location on W 44th St places it in Odessa's industrial corridor, offering strong access to major highways and energy-sector businesses.

- Building 1: 3 pull-through bays, (2) 15-ton cranes, (1) 5-ton crane, 16 ft doors
- Building 2: 2 pull-through bays, 3-ton bridge crane, (1) jib crane, (2) 1-ton jib cranes, (1) ½-ton jib crane
- Building 3: 1 pull-through bay, (3) 500 lb jib cranes, (1) 3-ton bridge crane
- Building 4: 1 pull-through bay, 10-ton bridge crane
- Building 5: 1 pull-through bay
- Heavy crane capacity across multiple buildings supports oilfield, manufacturing, and logistics operations.
- Pull-through bays allow efficient truck and equipment movement.
- Fenced yard provides secure outdoor storage and staging area.

LOCATION OVERVIEW

- Industrial hub: Odessa is a major center for oilfield services and energy-related industries.
- Highway access: Close to Hwy 302 and Loop 338, enabling easy transport connections.
- Regional economy: Strong demand for industrial space driven by oil & gas, manufacturing, and logistics.
- Community: Odessa offers workforce availability, with proximity to Midland and the Permian Basin.

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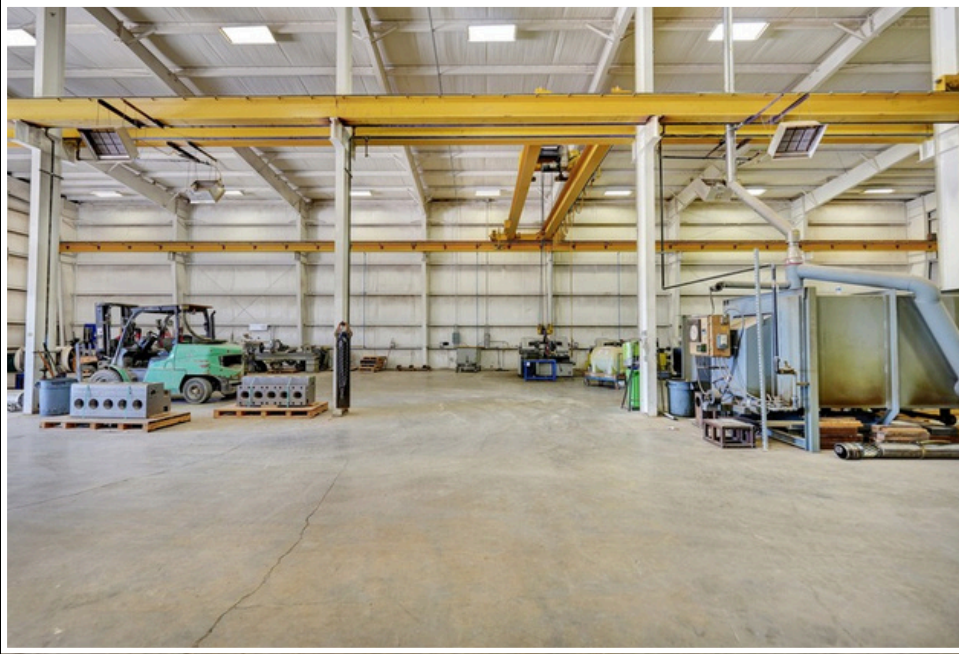
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**PRESENTED BY: THOMAS JOHNSTON & M. CALEB RANDOLPH
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