

# FOR LEASE 23,750 SF TOTAL ON 4 ACRES

681 S FAUDREE ROAD

ODESSA, TX 79765



**MCCARTHY**  
COMMERCIAL

Lance McCarthy

# For Lease: 23,750 SF Total on 4 Acres

681 S Faudree Road  
Odessa, Texas



This facility was constructed in 2015 and totals 23,750 SF under roof with 3,750 SF office, 13,750 SF of shop space and two 25' x 125' canopies running down the length of the shop for covered outdoor storage. The office space has 7 private offices, a large conference room, separate break room, file storage areas, and separate shop offices, restrooms, and shower. The shop has a 26' eave height, two 5-ton bridge cranes, two trench drains, a paint booth, and (6) 18' tall OHD's.



Lance McCarthy  
713-628-5960



**Lease Rate:**  
**Building Size:**  
**Lot Size:**  
**Year Built:**  
**Zoning:**

**Contact Broker**  
**23,750 RSF**  
**4 Acres**  
**2015**  
**Light Industrial**



23,750 SF Total

3,750 SF office

13,750 SF shop

6,250 SF of canopy space

Two 5-Ton Bridge Cranes

26' eave height

Paint

(6) 18' OHD's

3ph/480v power

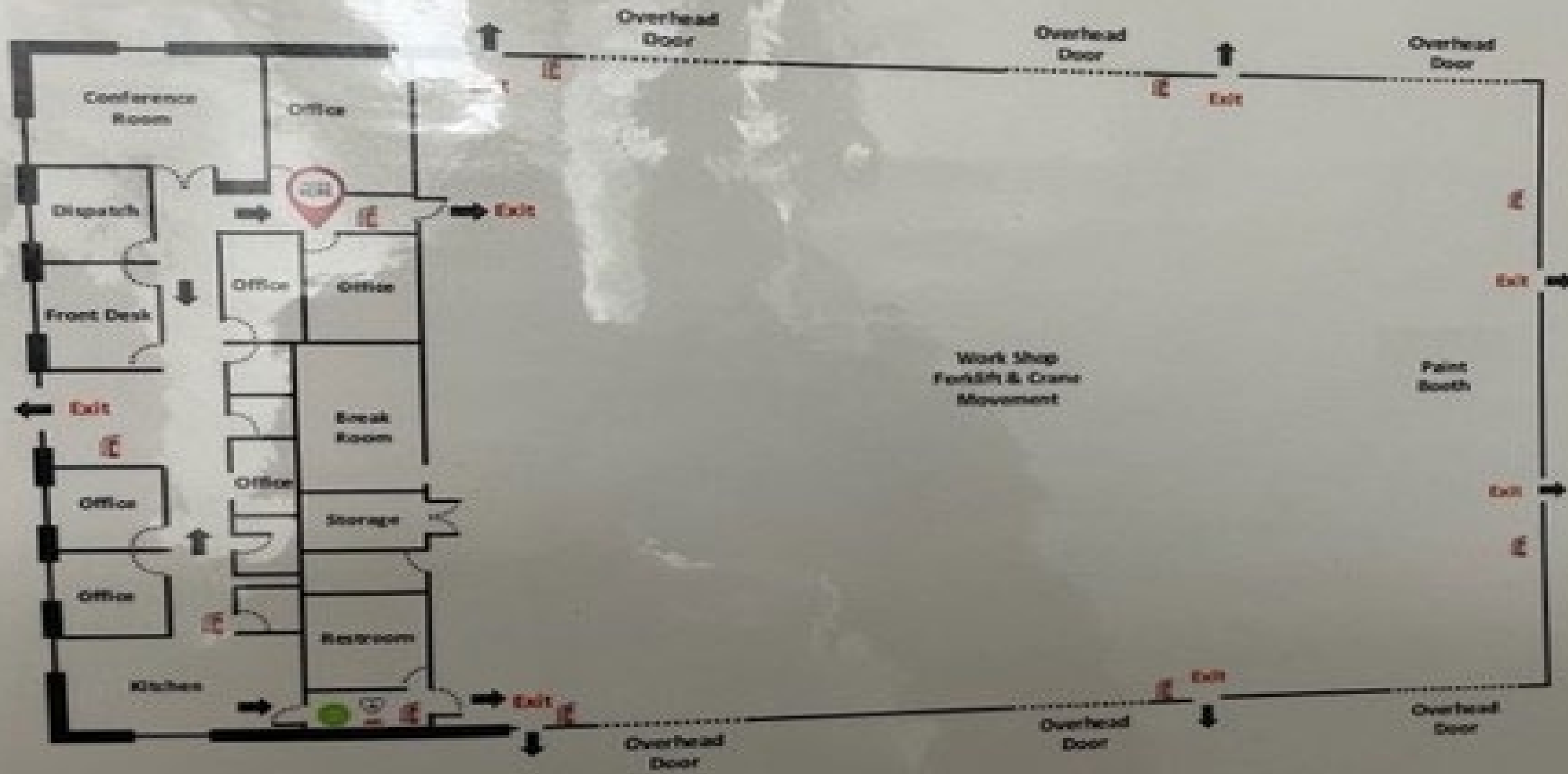
ATT Internet

City water

4 acre site fenced & stabilized









Lance McCarthy  
713-628-5960





- Located in the LEECO Industrial Park in the city of Odessa, near interstate 20 and in between Midland & Odessa. The site is considered a premium location & adjacent companies include Schlumberger, Weatherford, Southwestern Freight, United Rentals, Baker Hughes, TechnipFMC, and NextTier.



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

### Information About Brokerage Services

#### 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 deed 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 (BUYER/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 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 representative 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>McCarty Realty</b>	<b>0006377</b>		<b>7136285960</b>
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
<b>Lance McCarty</b>	<b>448407</b>		<b>7136285960</b>
Designated Broker or Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	<b>LM</b>	<b>LM</b>	<b>1.4.19</b>
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

ABS 1-0