



PRICE: \$2,495,000.00

4519 BRAZOS AVE

Odessa, TX 79764

Tommy Reynolds

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Property Description

Industrial Property for Sale – Brazos Ave, Odessa, TX | Located on Brazos Avenue, this industrial facility is well-suited for manufacturing or service companies working with heavy equipment and materials. The primary warehouse is outfitted with multiple overhead cranes, and the 2.7-acre yard provides ample room for fleet parking and outdoor storage. With direct frontage on Brazos Ave, the property offers easy access to N County Road West and Hwy-191.

Property Highlights

- (7) Grade Level Doors | New Stabilized Yard & Fence | Paved Access & City Utilities
- (5) Offices | Break Room | Reception Area | New LED lighting throughout
- **Ideal for Investors or Owner-Occupants** – Take advantage of existing rental income with the added opportunity to lease or occupy Building 2 for future upside.

Offering Summary

Sale Price:	\$2,495,000.00
Lot Size:	2.7 Acres
Total SF:	41,360 SF
Building 1 - <i>Leased</i>	19,880 SF <i>*NOI: \$144,000 (5 YR Term)</i>
Building 2 - <i>Available</i>	21,480 SF

All Electrical Systems Recently Updated:

- **Building 1** - One 3-phase 120/240V 400amp service | One 3-phase 480v 200amp service
- **Building 2** - One 3-phase 480v 600amp service | One 3-phase 120/240v 400amp service

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PRICE: \$2,495,000.00 / SF | \$5.95 SF/YR

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 **MORIAH**
BROKERAGE SERVICES, LLC



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Contact Broker:

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