

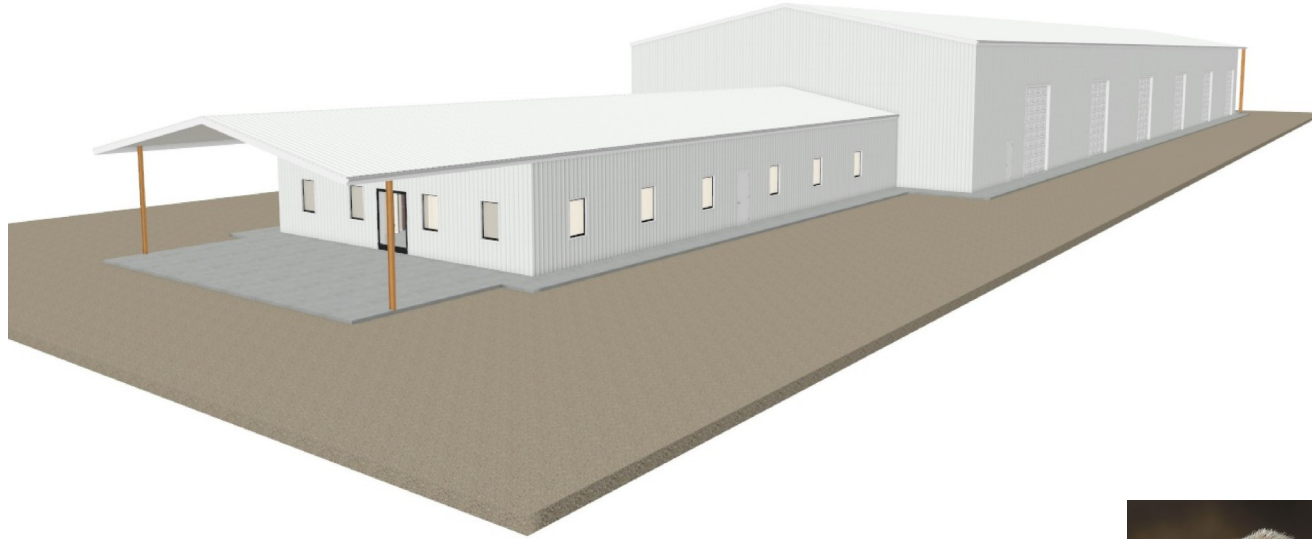
STRAHAN COMMERCIAL

INDUSTRIAL PROPERTY

EXPECTED COMPLETION of CONSTRUCTION: SEPTEMBER '26

STRAHANCOMMERCIALPROPERTIES.COM / KIRK STRAHAN, BROKER

3915 Tanglewood Ln, Odessa, TX, 79762 Office: (432)-366-5475



- Building for Lease
- +/- 31,000 SF (+/- 5,000 SF office, +/- 26,000 SF Shop)
- +/-5.84 acre site with IH20 Access Road frontage.
- Located In Saulsbury Industrial Park
- 480V/3-Phase Power on site
- In the City Limits— City Water & Utilities

ODESSA

3070 E IH20 , Odessa, TX, 79766



OFFICE + SHOP

W. IH-20 FRONTAGE

OVERVIEW

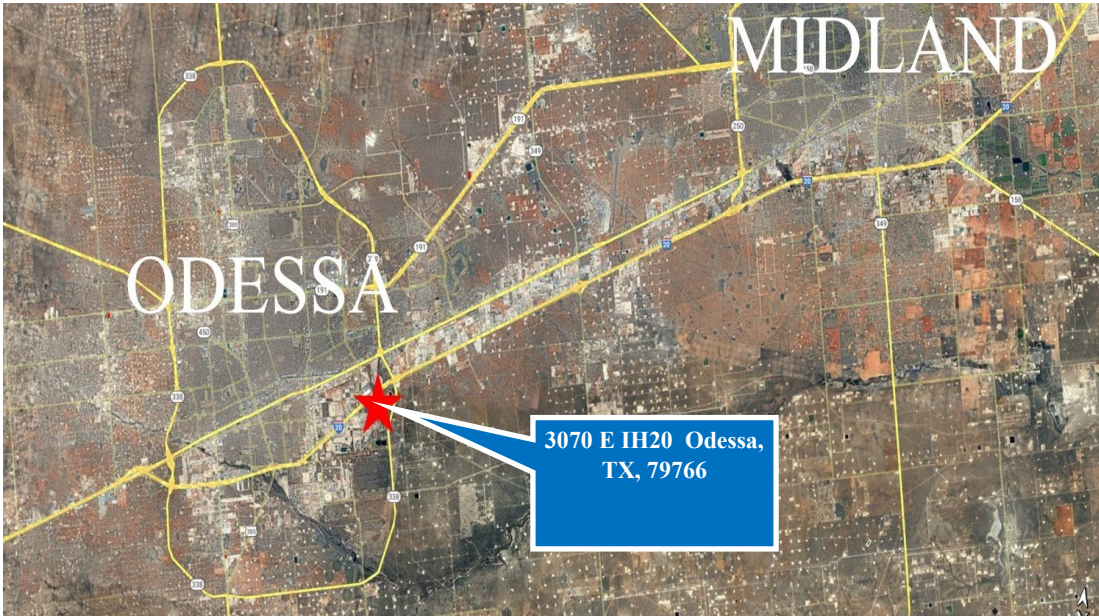
Office space to consist of 12 offices, a reception area, a large conference room, a men's and women's restroom, kitchen, break room, supply closet, print room, plus a shop restroom & shower. 1,250 SF awning for covered parking at the front of the building. PLEASE ASK AGENT FOR CURRENT, UPDATED FLOORPLAN.

Shop features 6 drive-thru bays, with (13) 16' x 16' automatic overhead doors (one door in rear). Wash Bay on rear of shop. 600 amp, 480 v 3-Phase electricity on site.

Easy access to IH20 service road from JBS Parkway, close to Loop 338.



LOCATION HIGHLIGHTS

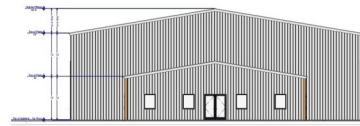


The property is located conveniently on the IH20 service road just west of its intersection with E Loop 338. Surrounding businesses include Dark Horse Energy, Natural Gas Power Solutions, Air Products, Saulsbury Industries and others, placing the site within a well-established and fast-growing industrial corridor.

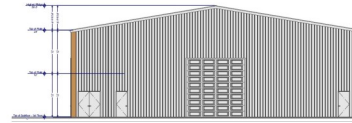


The area map shows the property's ease of access to both Odessa and Midland, with direct connectivity to IH-20. This location offers excellent access for transportation, distribution, and service operations throughout the Permian Basin.

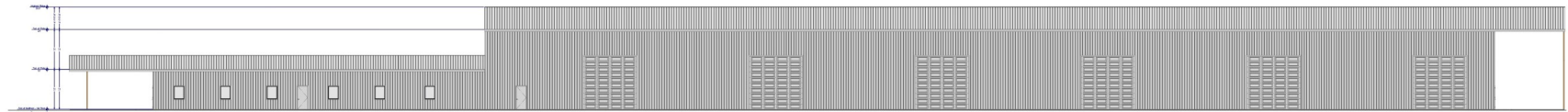
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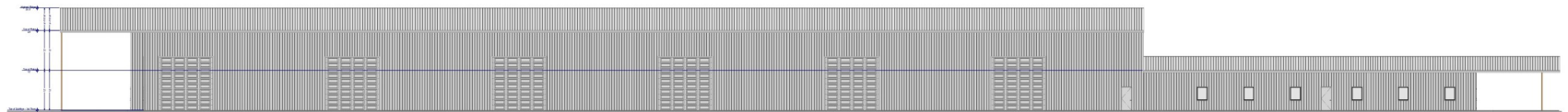
Exterior Elevation Front



Exterior Elevation Back

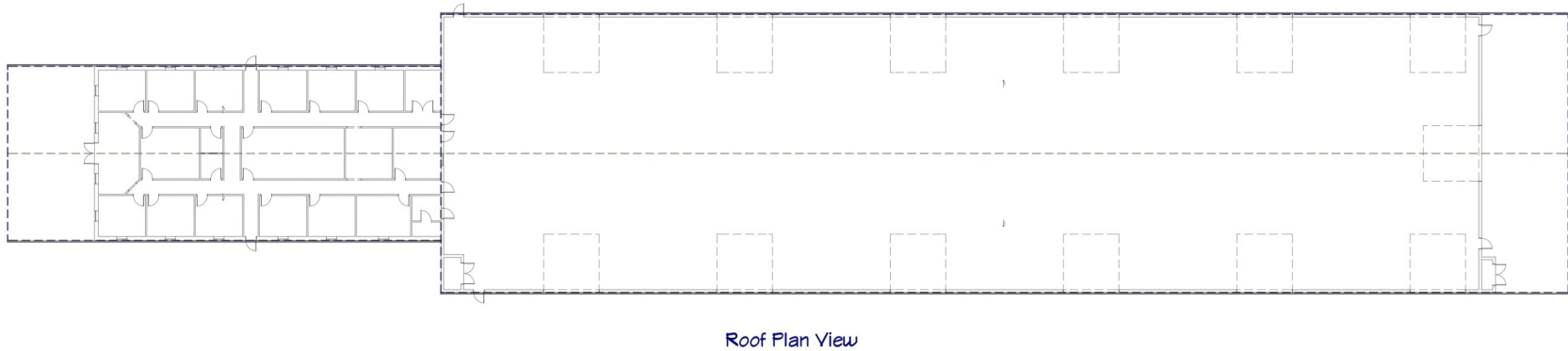
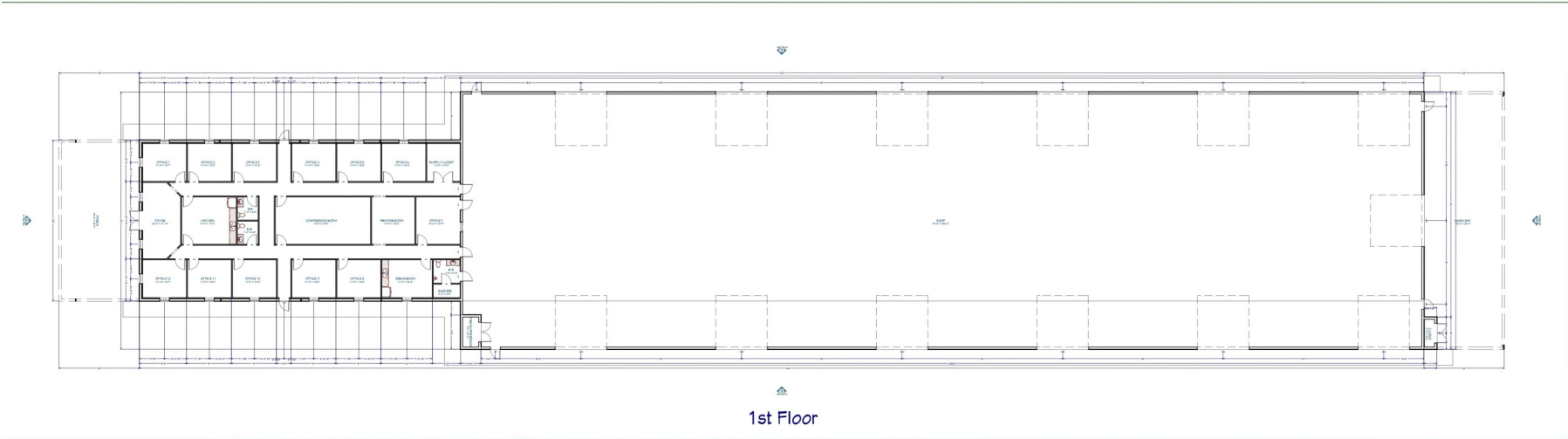


Exterior Elevation Right

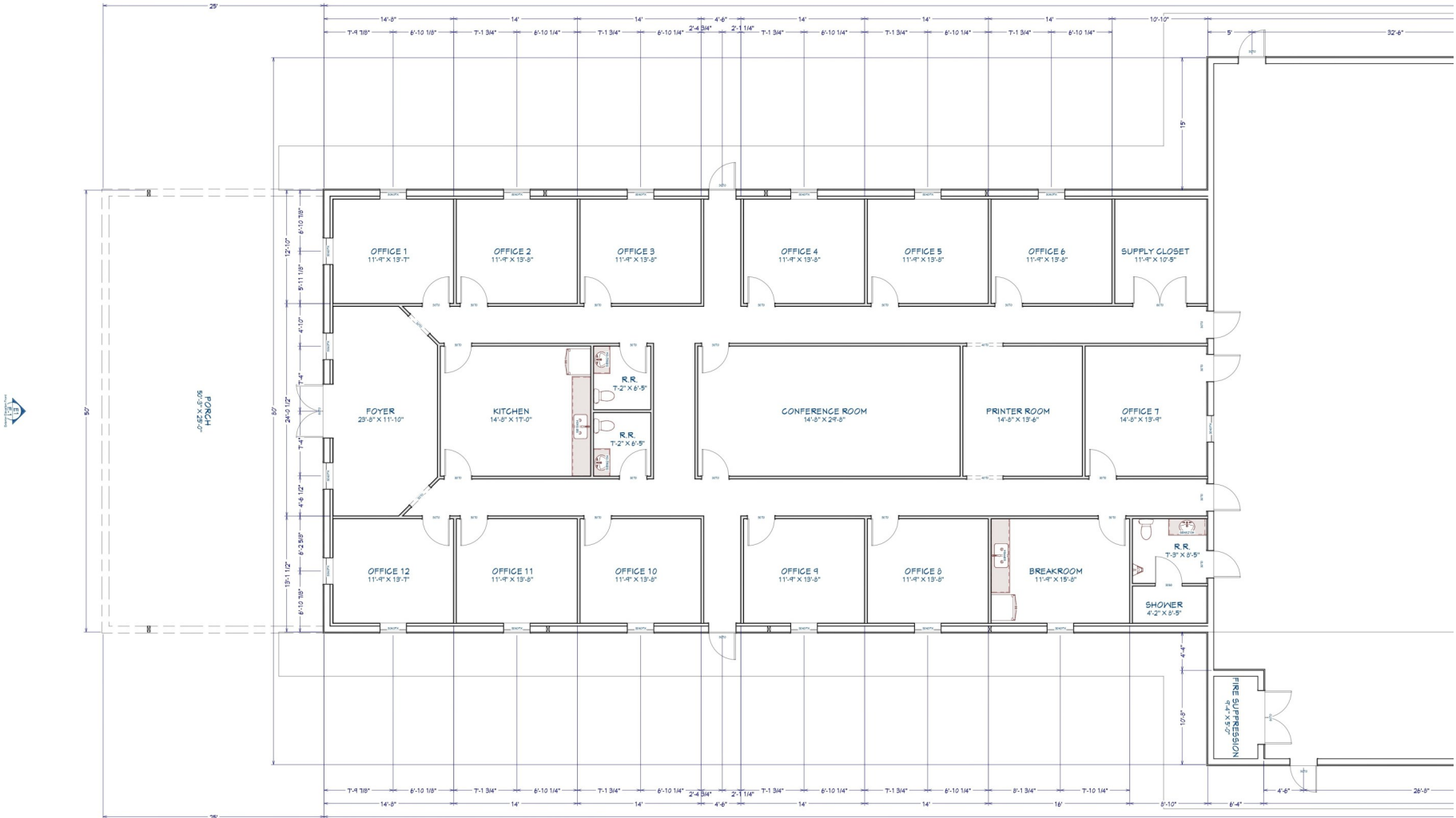


Exterior Elevation Left

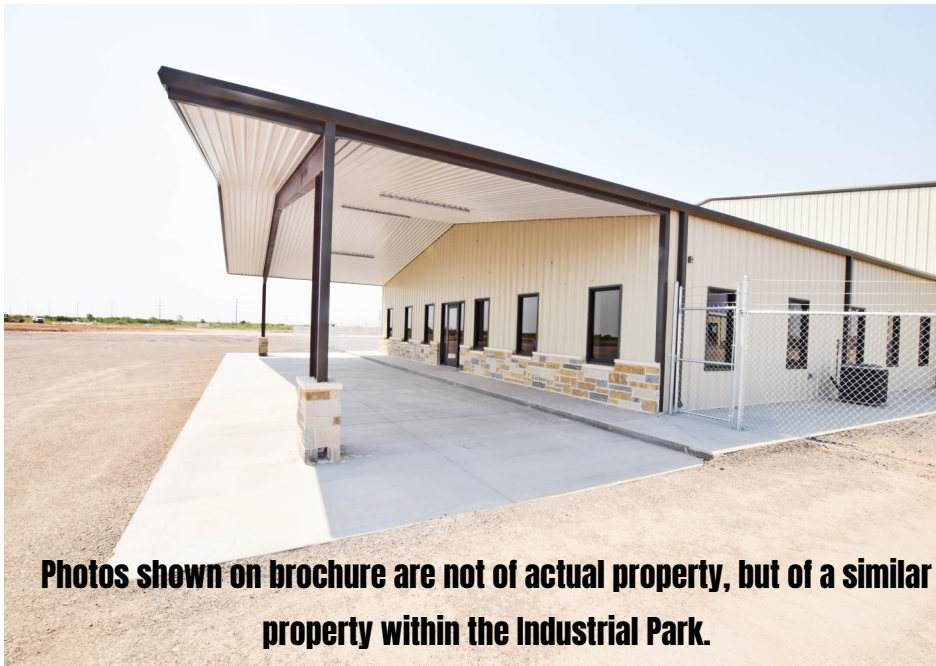
EXTERIOR SCHEMATICS



BUILDING FLOORPLAN

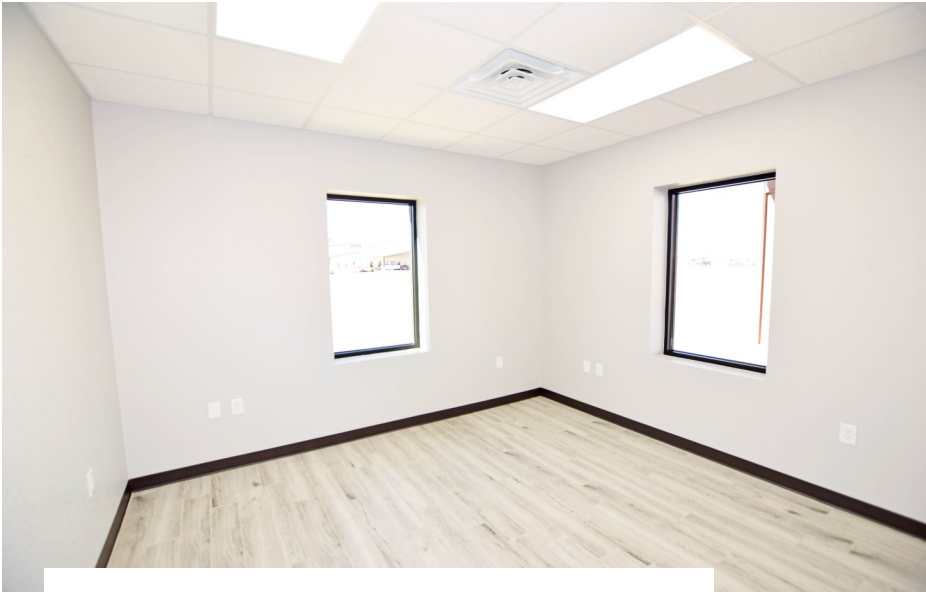


OFFICE FLOORPLAN



EXTERIOR PHOTOS

Photos shown on brochure are not of actual property, but of a similar property within the Industrial Park.



OFFICE PHOTOS

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Photos shown on brochure are not of actual property, but of a similar property within the Industrial Park.

SHOP PHOTOS

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

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