

TWO INDUSTRIAL BUILDINGS ON 6.78 ACRES

1551 Laredo Dr, Odessa, TX 79761

INDUSTRIAL FOR SALE AND FOR LEASE



JUSTIN DODD

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TWO INDUSTRIAL BUILDINGS ON 6.78 ACRES

1551 LAREDO DR, ODESSA, TX 79761

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Price / SF:	\$90.29
Lease Rate:	\$13,950 /Mo (NNN)
Building Size:	22,095 SF
Lot Size:	6.78 Acres
Year Built:	1980
Zoning:	LI - Light Industrial

PROPERTY OVERVIEW

The property consists of 6.78 acres with two industrial buildings totaling approximately 22,095 SF. The east building is the original building, built in 1980 with renovations over the years including new office space. It contains 1,923 SF of office space plus 244 SF shop office and 9,044 SF of warehouse space, not including a 950 SF covered wash-bay. The shop has heavy power, shop heaters, plumbed for air, water, lubricants, and propane, and is served with a 15-Ton and 10-ton crane, 20' eave height, and 5 overhead doors ranging from 14' x 16' to 16' x 18'. The 2nd building was built in 2016 and is primarily shop space with one shop office and a restroom. This facility has a 20' eave height, 15-ton bridge crane, heavy power, and (3) 21' x 18' overhead doors. The yard is fenced and stabilized with ample room for expansion and equipment storage. Contact Justin Dodd to secure this property for your business!

LOCATION OVERVIEW

The property is located south of downtown Odessa, north of I-20, one block from Grandview. This is a great location in Odessa with easy access to major thoroughfares and other industrial/energy companies.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2 Buildings totaling 22,095 SF on 6.78 Acres
- 1,923 SF Office
- 244 SF Shop Office Space
- 9,044 SF Warehouse
- (2) 15-Ton cranes, (1) 10-Ton crane
- 6.78 acres fenced and stabilized
- 20' Clear Height in Shops
- Shop Heaters
- 950 SF Covered Wash-bay
- Two Entrances/Exits



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ADDITIONAL PHOTOS



JUSTIN DODD

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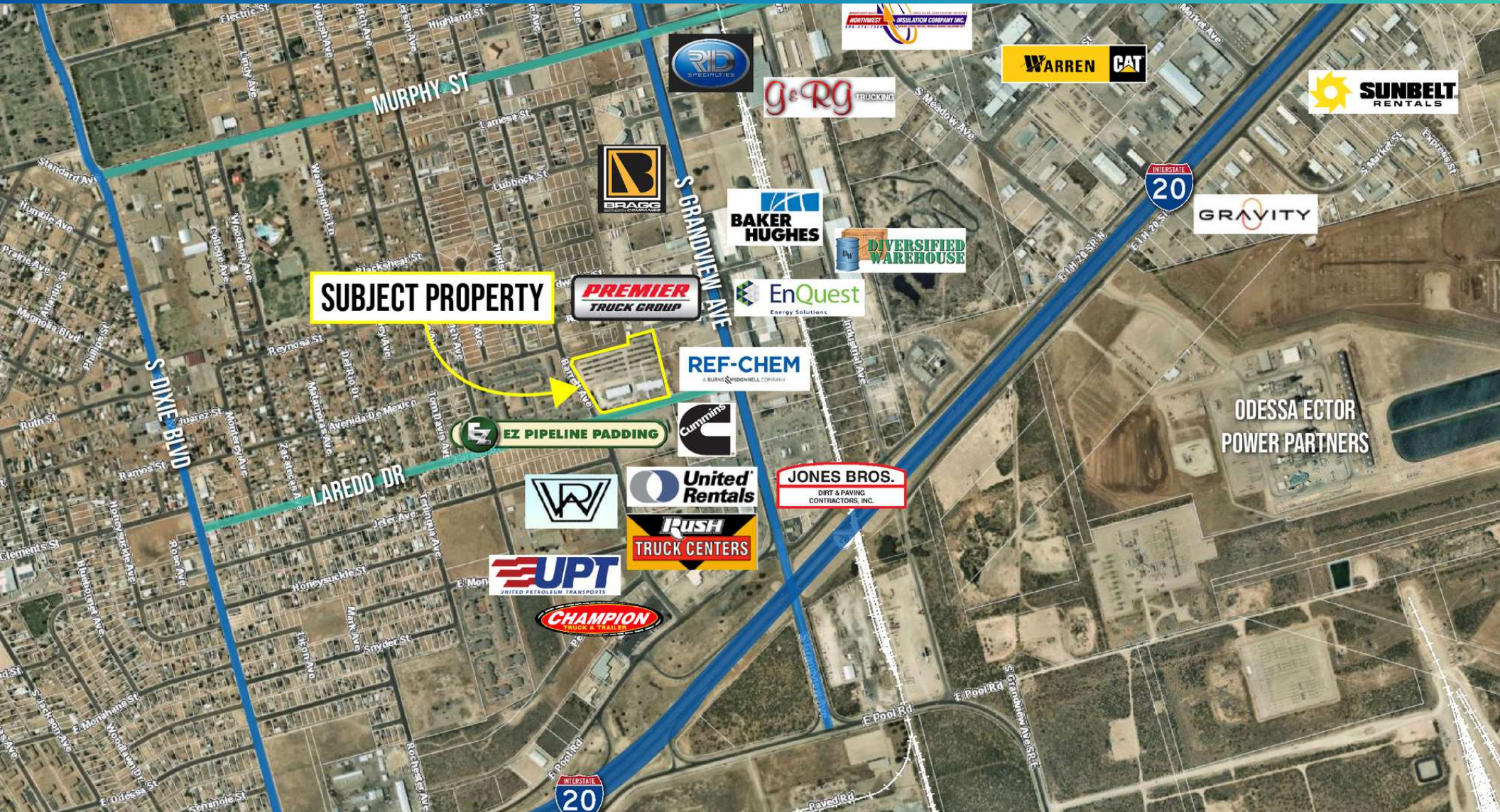
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RETAIL MAP



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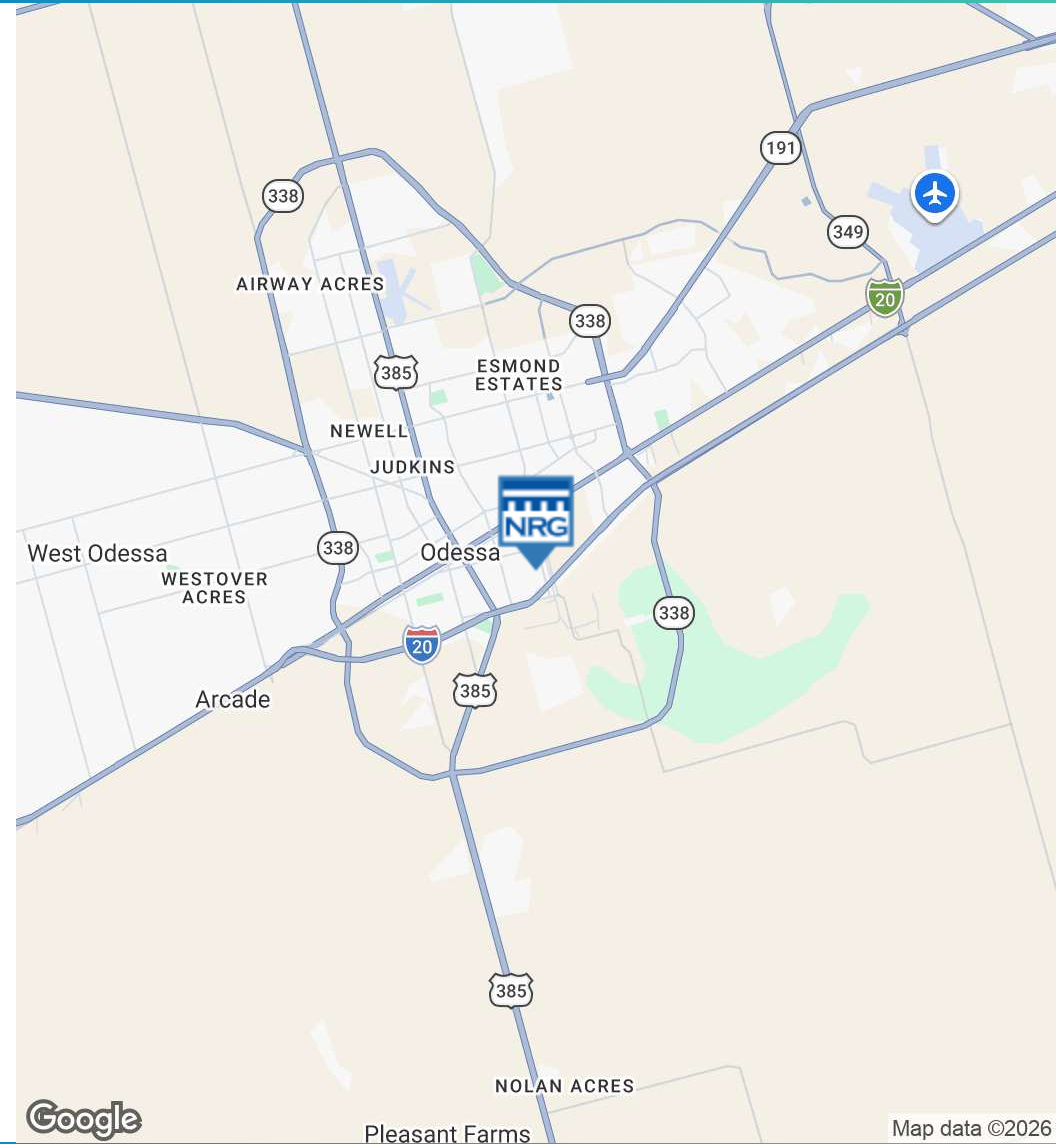
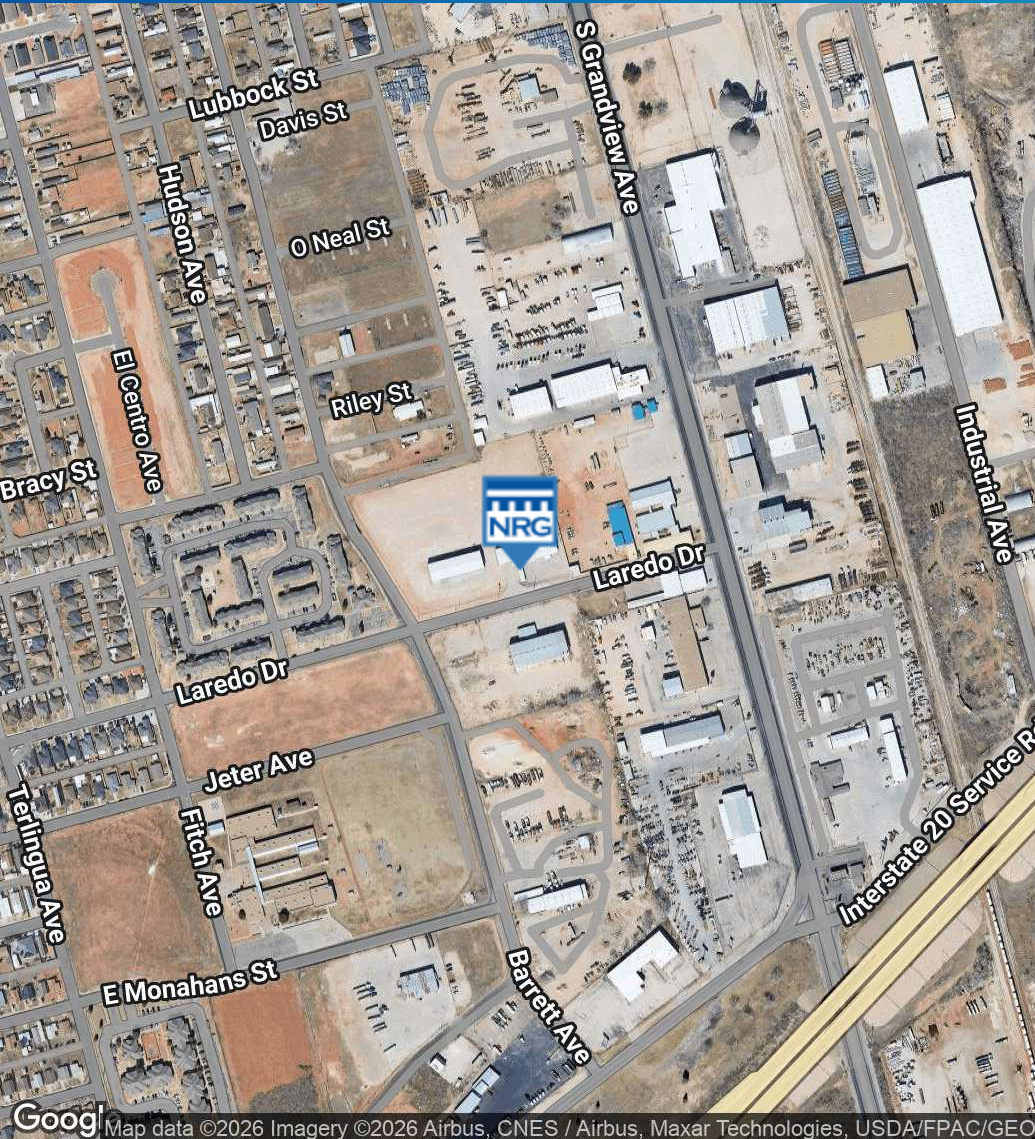
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LOCATION MAP



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