

INTERSTATE-20 INDUSTRIAL FACILITIES

6165 W. MURPHY ST, ODESSA, TX 79763



FOR SALE: ~~\$14,100,000~~

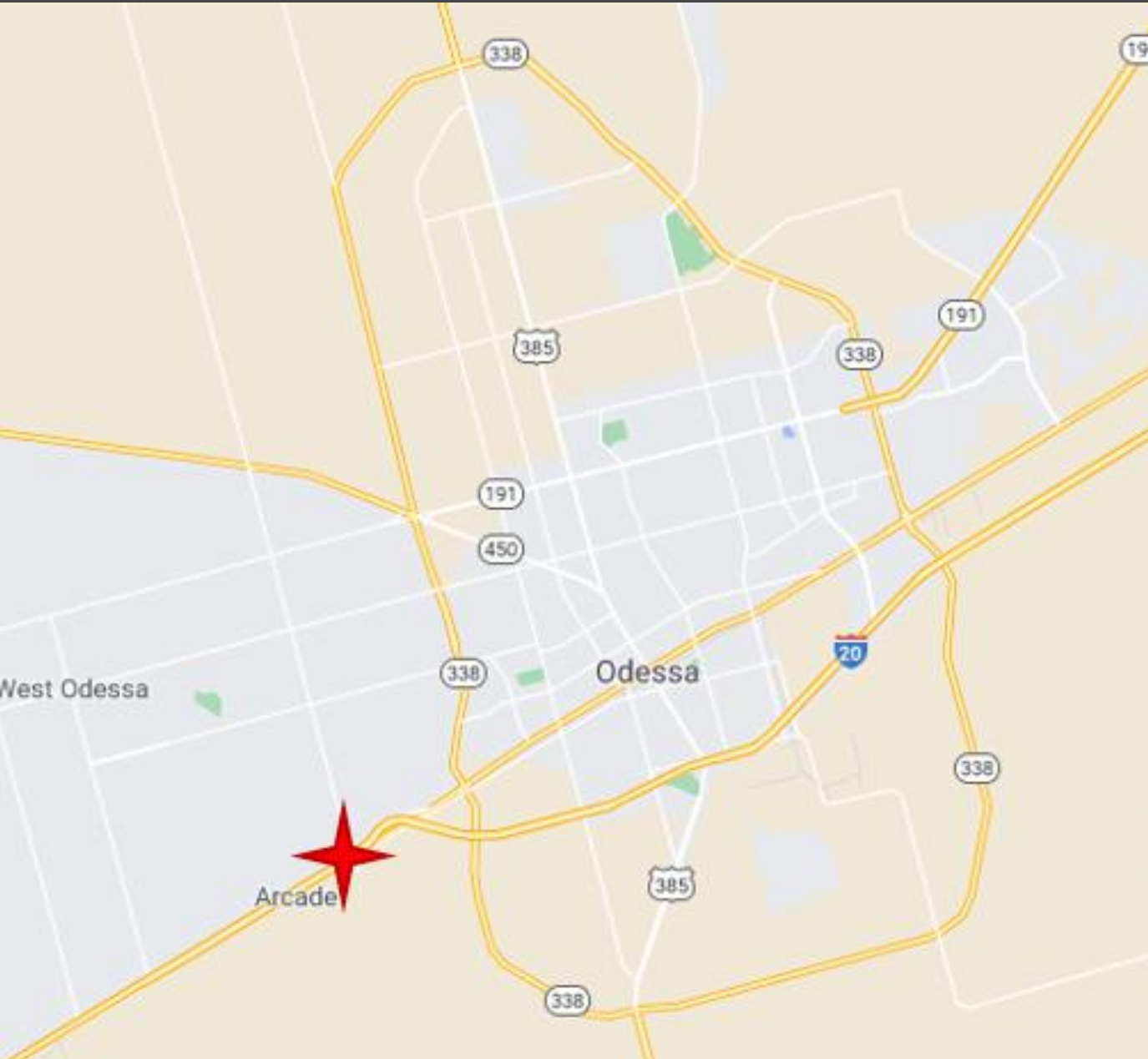
\$10,750,000

FACILITY ATTRIBUTES

- 178,093 SF of Modern Office and Industrial Space
- Ten Buildings Consisting of: 125,722 SF of Warehouse | 39,875 SF of Office | 4,896 SF Chem Lab | 7,600 SF Washbay
- 77.94 AC Site with Commercial Grade Concrete Yard (± 39.50 AC) and Unimproved Future Development Land (± 38.44 AC)
- 61 Total Overhead Doors and 2 Dock Height Doors.
- (2) 15,000 Gallon Water Tanks Providing Water to the Facility and (1) Water Tank for Fire Suppression.
- Fueling Station with 4 Bays, 16 Fuel Pumps and Air
- Washbay with 4 Pull Through Bays and Sump System
- ± 16 Overhead Cranes, Ranging from 1 Ton - 50 Tons
- Other Improvements Include Weigh Station and Bunker with Explosive and Radiation Rights

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LOCATION ATTRIBUTES

The Property is located on Interstate-20 frontage in Odessa. All of the adjacent businesses are oilfield related and similar in size and construction. The buildings are tilt-wall and metal construction, built in 1997 and remodeled in 2014.

The area is considered the primary launch point for access to the entire Permian Basin. The property is adjacent to another large office and industrial campus containing $\pm 100,000$ SF. The building quality for this area is above average.

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Legend

① Office	± 34,762 SF
② Maintenance Warehouses	± 51,878 SF
③ Lab	± 4,896 SF
⑥ Washbay	± 7,600 SF
⑦ Bulk Plant Warehouses	± 78,957 SF
Total	178,093 SF

Not Included in Facility Total Square Footage:

④ Fueling Station (Canopy)	± 7,280 SF
⑧ Dry Storage (Canopy)	± 13,339 SF
⑤ Water Tanks (3)	

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Lease Summary

Total Estimated Leased Area

TOTAL LEASED AREA	79,496 RSF
Office	10,000 SF
Lab	4,896 SF
Maintenance	12,000 SF
Warehouse	52,600 SF

Termination Option:

Landlord has right of termination.

Location Use:

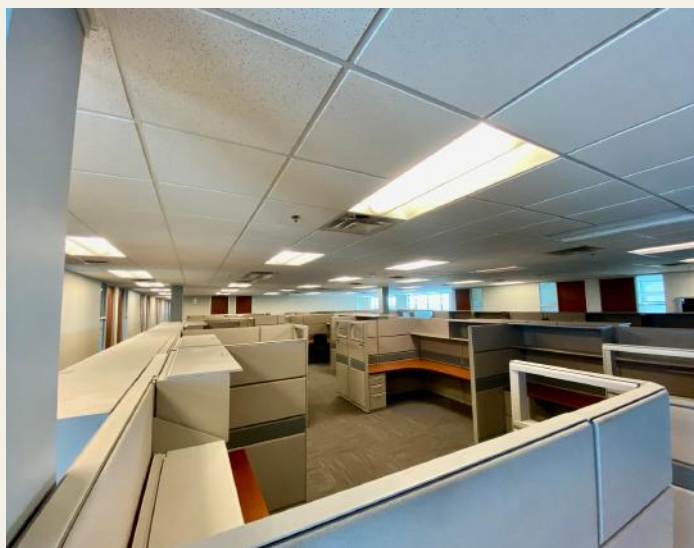
Downhole Well Cementing
Services

Critical Dates/Options

Lease Execution	08/27/20
Lease Commencement	08/27/20
Lease Expiration Date	08/31/22
Term Length in Months	24
Memorandum of Lease	Yes

Tenant Obligations

Rental Structure	NNN
Starting Rental Rate	\$10.15
Monthly Rate	\$67,213.87
Annual Rate	\$806,566.44





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6165 W. Murphy St / Odessa, TX 79763

LOCAL LISTING EXPERTS:

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This Property is being sold AS-IS, WHERE-IS by Seller (or Seller's Predecessor-in-Interest) which acquired the Property through Foreclosure or Deed in Lieu of Foreclosure and therefore is subject to a comprehensive Disclaimer available through download link herein ([CXA As-Is Disclaimer](#)) and which will be attached to any Letter of Intent, Sale Proposal or Purchase and Sale Contract provided to Buyer from Seller.

Information About Brokerage Services

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

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 client 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 (SELLER/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 agent by 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 representation 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.

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