



**PREMIER COMMERCIAL INVESTMENT
OPPORTUNITY IN NORTH ODESSA - 5800
N MOSS AVENUE, ODESSA, TX 79764!**



FOR SALE

**5800 N MOSS AVE.
ODESSA, TX 79764**



CONTACT

THOMAS JOHNSTON

432-934-3333



HIGHLIGHTS



- FEATURING A 12,450 SQ. FT. OFFICE/WAREHOUSE
- 3.5 ACRES
- PRIME LOCATION
- EXCELLENT VISABILITY
- HIGH TRAFFIC ROAD
- 10,500 SQ. FT. WAREHOUSE
- 16' TO 18' CLEARING HEIGHT
- 1950 SQ.FT. OF FINISHED OFFICE SPACE WITH HVAC
- QUALITY CONSTRUCTION WITH MODERN FINISHES
- PERIMETER METAL FENCING
- THRIVING DIESEL& AUTOMOTIVE REPAIR SHOP
- 11% CAP RATE



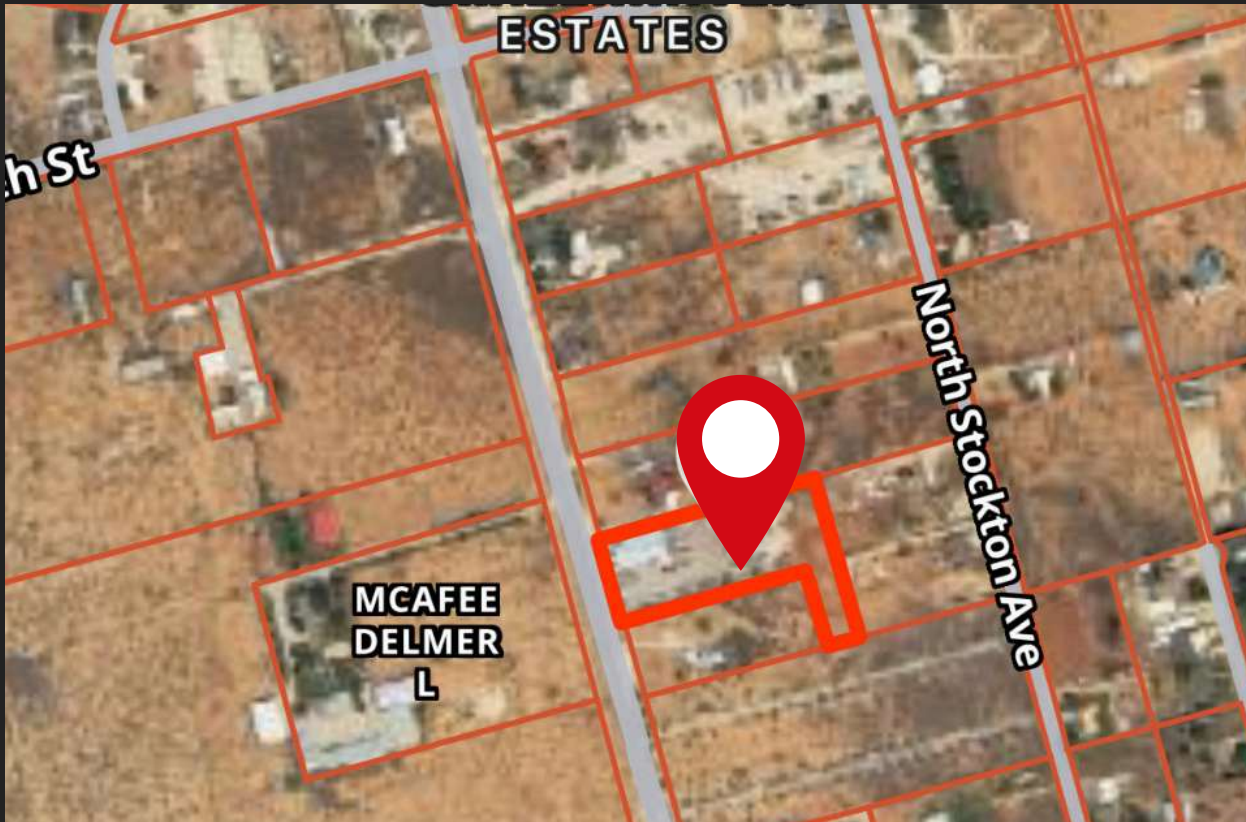
Description



Discover a high-yield investment at 5800 N Moss Ave, Odessa, TX 79764, featuring a 12,450 sq. ft. office/warehouse on 3.5 acres in a prime North Odessa location. Positioned on the east side of North Moss Avenue, north of West 57th Street and south of Yukon, this property offers excellent visibility along a high-traffic arterial road, making it an ideal asset for savvy investors.

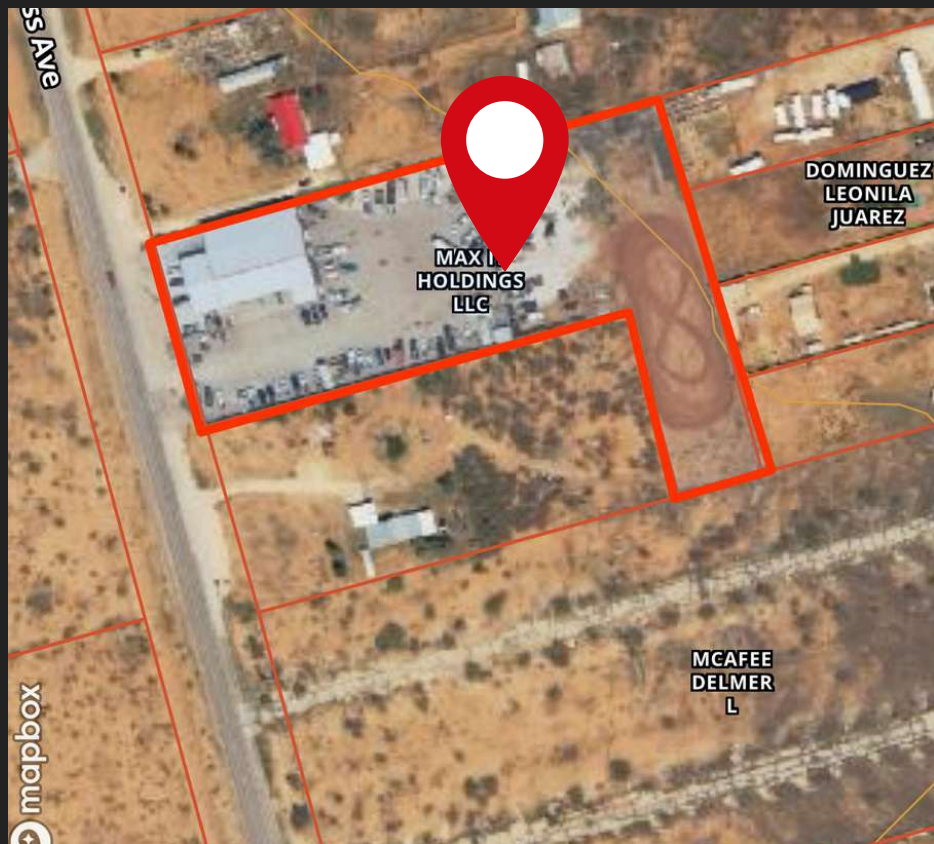
Key Features:

- **Building Details:** 12,450 sq. ft. one-story, metal-construction office/warehouse, built in 2018, with a pitched metal roof and facade. Includes 10,500 sq. ft. of warehouse space with 16'–18' clear ceiling height and 1,950 sq. ft. of finished office space with HVAC.
- **Additional Structures:** 306 sq. ft. covered storage structure and 98 sq. ft. shed, enhancing functionality.
- **Condition:** Excellent quality construction with modern finishes, including carpet/tile/concrete flooring, concrete slab foundation, and a well-maintained metal facade.
- **Site Improvements:** 3.5 acres (152,460 sq. ft.) with level topography, perimeter metal fencing, gate, and partial gravel base. No floodplain noted.
- **Current Use:** Thriving diesel and automotive repair shop with a 100% Google rating, operated by an established tenant since 2023, willing to extend lease.



Directions

From Yukon Rd go .9 miles turn left onto Moss Ave. Go .7 miles and the property is on the left.



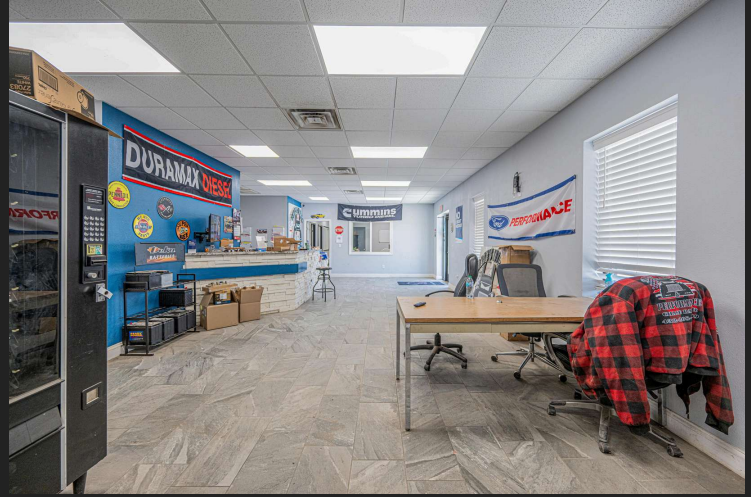
OFFICE

the Real Estate Ranch



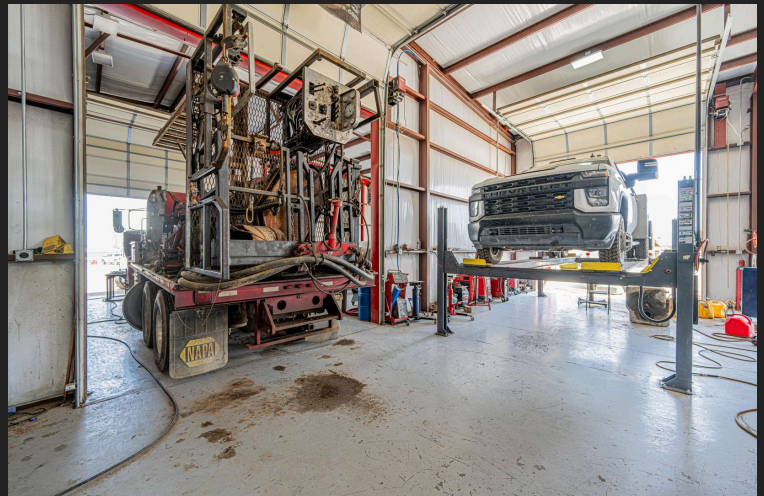
OFFICE

the Real Estate Ranch



WAREHOUSE

The Real Estate Ranch



WAREHOUSE

The Real Estate Ranch









the Real Estate Ranch

**5800 N. MOSS AVE.
ODESSA, TX 79764**



**Presented By
Thomas Johnston**

432-934-3333

THE REAL ESTATE RANCH

432-688-8200

**Co Listed: Lisa Grove with Browning
Commercial Real Estate**