

FOR SALE INDUSTRIAL INVESTMENT

1112 FM 517 | ALVIN, TEXAS 77511



PROPERTY FEATURES:

Total RBA: 15,000 SF Total
13,000 SF Warehouse
2,000 SF Office

Land Area: 4.33 Acres

Power: 3 Phase Heavy (480v - 500amps)

Clear Height: 24'

Hook Height: 18'

Crane Served: Yes - 7.5 Ton

Doors: (6) Grade Level - 14'x16'

Notes: Well & Septic / Aerobic Spray Field System



BRANDON WUNTCH

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FINANCIAL INFORMATION:

Cap Rate:

7.02%

NOI:

\$133,330.80

Lease Term:

4/16/18 - 4/15/23

Property Taxes:

\$1,389.10 Monthly
\$16,669.21 Annually

Notes:

Landlord pays property taxes; lease is set as "NN"

Tenant Information:

- Mesa Line Energy Services LLC
- 5-year lease with 3 years remaining.
- Currently paying \$12,500.00 Modified Gross
- Tenant Responsibilities ("NN"): Water, Insurance, Electric, Gas, Trash, Well & Septic, All Other Utilities

Tenant Improvements to the Site:

- +/- \$400,000 Spent
- Newly Insulated Warehouse - 2019
- Newly Remodeled Office Space - 2019
- Newly Installed Awnings
- Re-paved Yard Space - 2019



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