

# FOR SALE INDUSTRIAL INVESTMENT

1112 FM 517 | ALVIN, TEXAS 77511



## PROPERTY FEATURES:

**Total RBA:** 15,000 SF  
(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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