

FOR SALE INDUSTRIAL INVESTMENT

4407 HALIK STREET | PEARLAND, TEXAS 77581



HALIK BUSINESS PARK

Total RBA:	68,000 SF Total Buildings A, B, D, E - 12,000 SF Each Building C - 20,000 SF
Land Area:	7.65 AC
Buildings:	(5) Total
Year Built:	2014
HVAC:	100%
Construction:	Tilt-Wall & Metal Build
Doors:	Grade Level Load (Rear & Side)
Detention:	On-Site
Power:	3 Phase Heavy

FINANCIAL INFORMATION

NOI:	\$540,000
Annual Expenses:	\$20,000
Monthly Gross:	\$65,000
Monthly Net:	\$45,000
Current Cap Rate:	6.75%
Pro Forma NOI*:	\$780,000
Pro Forma Cap Rate*:	9.75%
Asking Price:	\$8,000,000

*Pro Forma reflects the opportunity to restructure Gross leases to NNN upon expiration.

Notes:

- 100% Leased (Gross Leases)
- Each building can be subdivided.
- Development Approved by the Pearland EDC.
- Credited Tenants: Quality Solutions Inc., Electro Rent Corporation, Pearland Elite Training & Development Center, Terminix & Weidmann Diagnostics & Cushman Wakefield Supply/Property Management



BRANDON WUNTCH

D / 713.275.3784
M / 713.882.1739
bwuntch@fritscheanderson.com

WINSTON WEGNER

D / 713.275.3813
M / 713.249.8330
wwegner@fritscheanderson.com

DYLAN COLEMAN

D / 713.275.3781
M / 409.673.7210
dcoleman@fritscheanderson.com

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BUILDING A - 12,000 SF



BUILDING B - 12,000 SF



BUILDING C - 20,000 SF



BUILDING D - 12,000 SF



BUILDING E - 12,000 SF



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