



SINGLE TENANT NNN INVESTMENT OPPORTUNITY



11555 W. FAIRMONT PARKWAY | LA PORTE, TX



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PROPERTY	SNAPP Building 11555 W. Fairmont Parkway La Porte, TX
PROPERTY SIZE	+/- 122,600 sf
WAREHOUSE SIZE	+/- 112,500 sf (92%)
OFFICE SIZE	+/- 6,500 sf (5%)
MACHINE SHOP SIZE	+/- 3,600 sf (3%)
SITE SIZE	+/- 9.85 acres
PROPERTY TYPE	Warehouse
NUMBER OF STORIES	1
YEAR BUILT	2019
% OCCUPIED	100%
SUBMARKET	Southeast Ind

Newly built Class A concrete tilt-wall warehouse

High end office finish with reception area, conference rooms & full breakroom

9 drive-in doors including 2 oversized doors & 2 truck well doors

Fully fenced in 130' deep truck apron

52' x 41' column spacing (with 60' deep loading bay)

+/- 32'-42' ceiling height

6 helicopter fans in warehouse

100% sprinklered – office & warehouse

52 parking spaces – 4 handicapped

+/- 1.5-acre detention pond on site

PROPERTY HIGHLIGHTS





PRIME SOUTHEAST HOUSTON LOCATION



East Freeway (Interstate 10)

Upper San Jacinto Bay

Houston Ship Channel

146 Tabbs Bay

225 Pasadena Freeway

146 TX-46

Bay Area Blvd.

Spencer Highway

SNAPP
STAINLESS & NICKEL ALLOY PIPING PRODUCTS

Bay Area Blvd.

W. Fairmont Parkway



Located along W. Fairmont Parkway just west of the intersection with Bay Area Blvd. and four minutes from Highway 146.



Conveniently located in the heart of the Southeast Ind submarket with close proximity to both Houston Ship Channel and Downtown Houston.



Ideal location near numerous service companies in Southeast Houston, including refineries, plastic manufacturers or businesses dependent on the Port of Houston.



Conveniently located to both the Barbours Cut Terminal (+/- 5 miles) and Bayport Container Terminal (+/- 6 miles).



Provides great access to Bay Area Blvd., Highway 146, Highway 225 and Sam Houston Tollway.



Offers a stabilized income stream secured by a single tenant "absolute net" lease with over 10 years of remaining term.

Assured cash flow growth through 2.25% contractual annual rent increases.

Three, five-year renewal options at fair market value and not less than the current rate plus 2.25%, protecting ownership from future below-market fixed option terms.

SNAPP - Stainless & Nickel Alloy Piping Products is a national master distributor operating 11555 W. Fairmont Parkway as its sole Texas operations facility.

Newly constructed Class A industrial facility occupied by its original build-to-suit tenant, requiring little or no maintenance and ownership responsibility over the life of the term.

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For more information:



Darrell L. Betts, CCIM
Avison Young
Principal
Capital Markets
darrell.betts@avisonyoung.com
713.993.7704



Adam Hubschman
Avison Young
Vice President
Industrial Capital Markets
adam.hubschman@avisonyoung.com
770.916.6111



Jessica S. Alexander
Avison Young
Project Coordinator
Capital Markets
jessica.alexander@avisonyoung.com
713.993.7703