

For Sale

RTS Industrial NNN

7932 West State Highway 21, Bryan, TX 77807

±48,765 Industrial Facility on

±45.738 Acres of Land



SALE PRICE: \$6,250,000

NOI: \$500,000

CAP RATE: 8.00%

TOTAL SQ/FT: 48,765 SF

INVESTMENT HIGHLIGHTS

- 10 Year NNN Sale-Leaseback
- 1.5% Annual Increases
- ±45 Acres With ±30 Stabilized Acres
- Strategically Located In The Center Of The Texas Distribution Triangle (Dallas, Houston, Austin)
- Flagship Facility/Regional HQ

- Net Rentable Area: ±48,765 SF
- Land Size: 45.738 Acres
- Property Type: Industrial

BUILDING FEATURES

- 8 Buildings totaling 48,765 SF constructed between 2006-2011
- 18% Office - 8,769 SF (in buildings 1,4 & 7)
- 9 grade level manual overhead doors
- 45.738 Acres
- 608.74 feet of frontage along the north side of State Highway 21

Joshua Lass-Sughrue

Senior Vice President
tel 713 275 9628
jls@naipartners.com

John Ferruzzo

Partner
tel 713 985 4608
john.ferruzzo@naipartners.com

Jason Ridenbaugh

Senior Associate
tel 713 275 9613
jason.ridenbaugh@naipartners.com

NAI Partners

tel 713 629 0500
fax 713 629 0504
www.naipartners.com

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

For Sale



RTS Industrial NNN

7932 West State Highway 21, Bryan, TX 77807

±48,765 Industrial Facility on

±45.738 Acres of Land



Joshua Lass-Sughrue

Senior Vice President
tel 713 275 9628
jls@naipartners.com

John Ferruzzo

Partner
tel 713 985 4608
john.ferruzzo@naipartners.com

Jason Ridenbaugh

Senior Associate
tel 713 275 9613
jason.ridenbaugh@naipartners.com

NAI Partners

tel 713 629 0500
fax 713 629 0504
www.naipartners.com

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

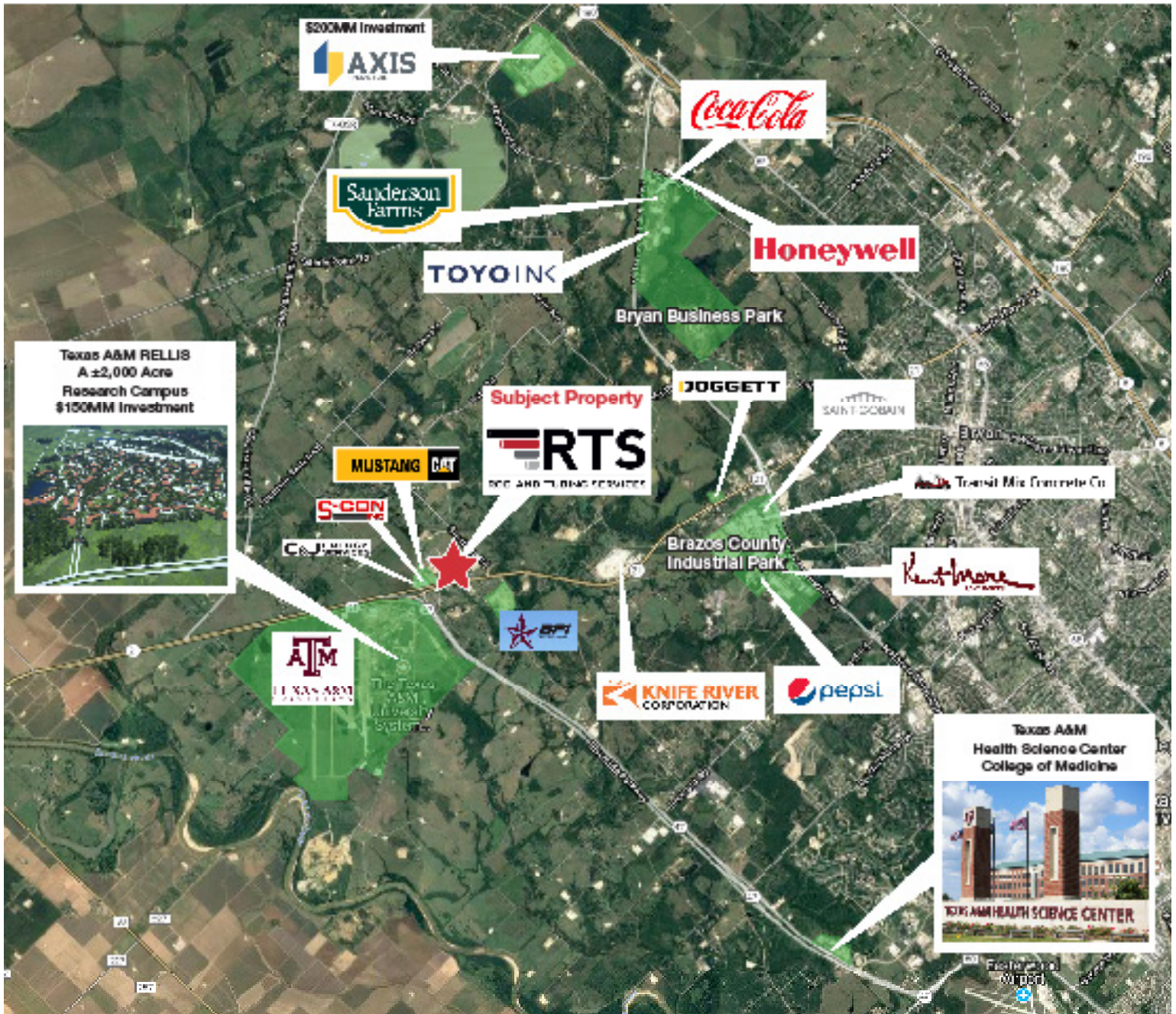
For Sale

RTS Industrial NNN

7932 West State Highway 21, Bryan, TX 77807

±48,765 Industrial Facility on

±45.738 Acres of Land



Joshua Lass-Sughrue
Senior Vice President
tel 713 275 9628
jls@naipartners.com

John Ferruzzo
Partner
tel 713 985 4608
john.ferruzzo@naipartners.com

Jason Ridenbaugh
Senior Associate
tel 713 275 9613
jason.ridenbaugh@naipartners.com

NAI Partners
tel 713 629 0500
fax 713 629 0504
www.naipartners.com

NAIPartners
HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.