

Investment Opportunity

Hoover Ferguson

Single-Tenant NNN Industrial Property
10819 W County Road 72
Midland, TX 79707



1330 Post Oak Boulevard, Suite 2700 • Houston,
Texas 77056

Licensed Real Estate Brokers

10819 W County Road 72

Office/Warehouse Building with outside storage
Midland Texas

The current occupant, Hoover Ferguson leases the entire property on a Triple Net basis with one hundred, forty-two (142) months remaining. 10819 W County Road 72 is an approximately 10,000 square foot metal office and warehouse building on 5.02 acres of land, the entire site is stabilized and fenced to accommodate outside storage. The subject property is located in Midland, Texas and provides great access to the Permian Basin. **W County Road 72 to be paved Summer of 2018 and will be maintained by the County.**

Midland Industrial Market

The Midland-Odessa economy has seen increased activity recently with the renewed interest in the Permian Basin from energy companies and the steady rise of oil prices. The Permian Basin is responsible for 60% of Texas crude production and is the second largest known basin in the world. Massive increases in oil production from the region are forecast to rise, driving increases in real estate from both a lease and purchase standpoint.

Site Description:

5.02 acres total site,
fenced and secure

Improvements:

8,000 SF metal
warehouse facility
2,000 SF office
10,000 SF Total

Year Built:

2014

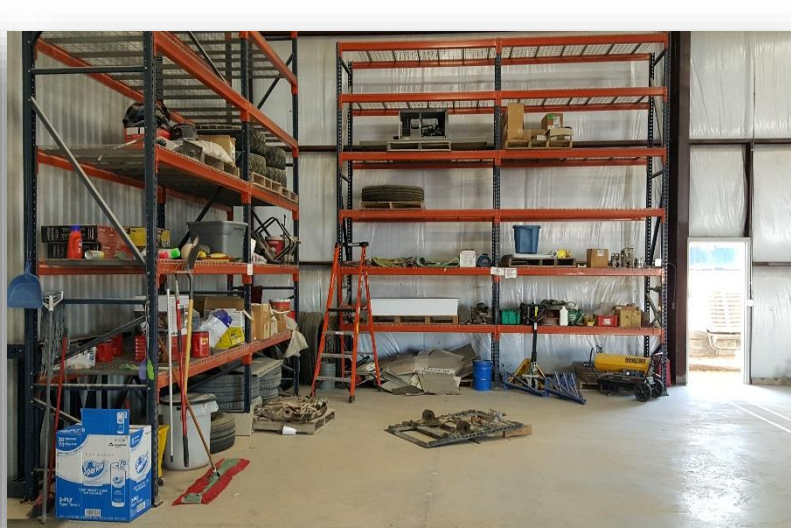
Construction:

Metal

Roof:

Pitched Metal





About Hoover Ferguson <https://www.hooverferguson.com/>

Since 1911, Hoover Ferguson has been providing the highest quality liquid handling solutions and services to the chemical, petrochemical, food and beverage, and other industries.

Hoover Ferguson has a global presence focused on specialized products, services and solutions for the storage and transportation of fluids, cargo and waste. Hoover Ferguson rents, sells and services intermediate bulk containers, offshore containers, ISO tank containers, cutting boxes, trash compactors, food grinders, modular units, slings and related equipment. Hoover Ferguson's capabilities also include GPS asset tracking, remote liquid level monitoring, certification, document storage and tank cleaning. Hoover Ferguson products meet the highest quality standards (DNV, BV, UN, IMO) and can be customized according to client specifications and requirements. Hoover Ferguson has locations in the Americas, Africa, Asia, Australia, Europe and the Middle East.



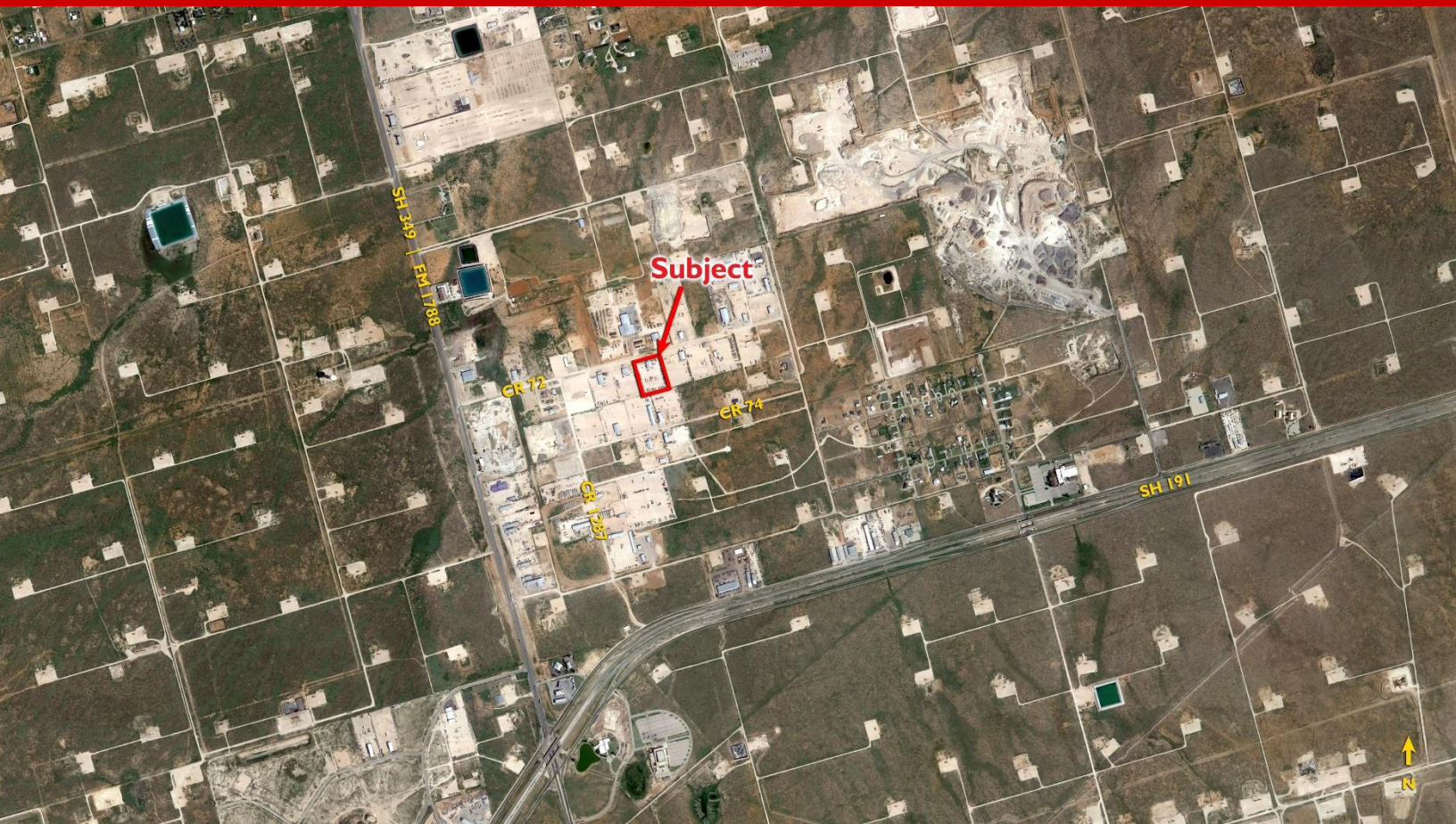
HOOVER FERGUSON

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



Financial Information

- Sale Price: Make Offer
- Rental Income: Current NOI \$159,900 with increases every twenty-four months
- Lease Term: 15 Years, commenced March 2015.
- 100% occupied by Hoover Materials Handling Group, Inc. dba Hoover Container Solutions
- Lease Type: Triple net with Tenant paying real property taxes, insurance and maintenance costs. Landlord responsible for roof and structural.



For Additional Information:

Beau Kaleel, SIOR

713-963-2844

Beau.Kaleel@cushwake.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

