

NNN-Leased Investment Offering – Rosenberg (Houston)

PRICE REDUCED TO: \$5,800,000.00 (\$39.84/SF) Cap Rate 11.30%



PROPERTY INFORMATION

8 BUILDINGS – 145,591 SF

7-YEAR NNN LEASE COMMENCED 7/1/2010

12.07% AVERAGE ANNUALIZED CAP RATE

ASSUMABLE FINANCING - \$2MM

34.885 ACRES / 1,519,599 SF

BASE RENT INCREASES

RAIL SERVED

STRONG HOUSING IN FT. BEND COUNTY

To access the full marketing package, please [click here](#) or go to www.hagendorf-young.com, and then “Properties”.

For more information, please contact:

Frank Onorato
713-599-5156
frank.onoratog@grubb-ellis.com

Henry Hagendorf, CCIM, LEED AP
713.599.5119
henry.hagendorf@grubb-ellis.com

Beth Young, CCIM, LEED AP
713.599.5145
beth.young@grubb-ellis.com