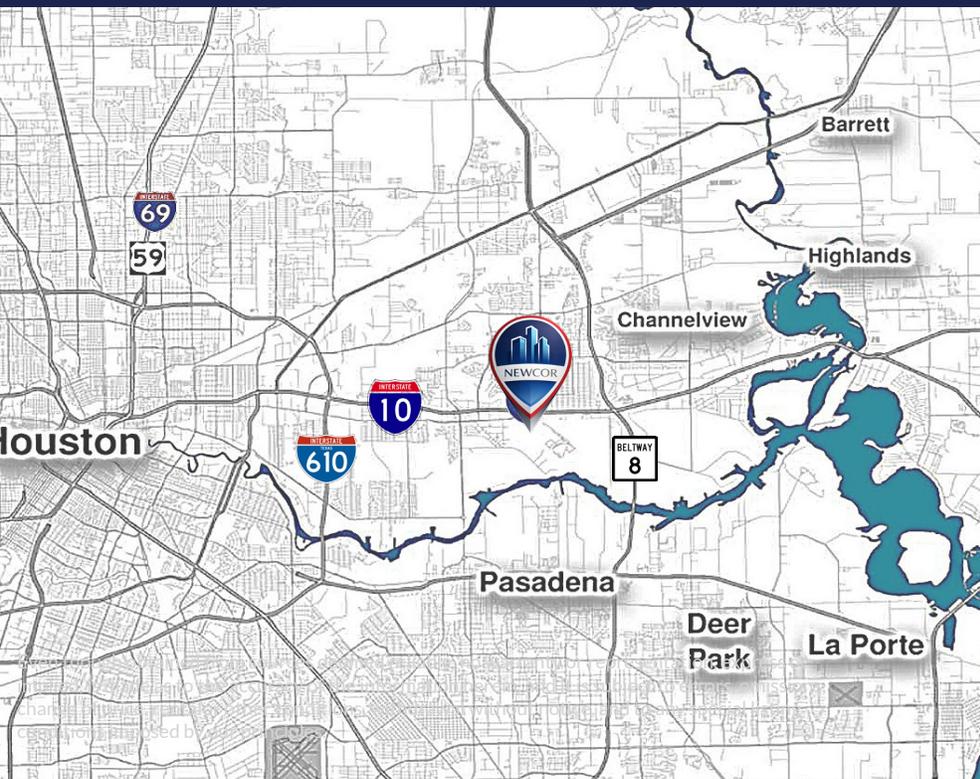


# NET LEASED IOS INVESTMENT FOR SALE

1500 Miles St. | Houston, Tx 77015



## NEWCOR



### New to Market-Investment Sale

#### Property:

- 2 Acres Net Leased IOS Yard
- Stabilized, Fenced, and Gated
- Blocks from Houston Ship Channel and I-10
- Heavy Industrial Area-Sticky Tenants

#### Details:

- AAA Investment Grade Tenant (\$10Bil+)
- Brand New 5 Year Lease w/Two Renewal Options
- 3% Annual Rent Escalations
- No Landlord Responsibility
- Clean Environmental

Pricing: \$1.5mil at  $\pm 6.75\%$  Cap (Yr 1 NOI)

Call Broker below for more details on Rent Schedule and Tenant

Rob Banzhaf

713.291.2433 | rob@newcorcre.com

Newcor Commercial Real Estate  
281.210.3090 | newcorcre.com