



**6927 BRITTMOORE ROAD  
HOUSTON, TEXAS 77041  
OFFERING MEMORANDUM**



**FinialGroup**

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Dallas, TX 75226  
(469) 458-6289

**San Antonio**

200 E Grayson St, Ste 108  
San Antonio, TX 78215  
(210) 802-4234

**Houston**

8381 Westview Drive  
Houston, Texas 77055  
(713) 422-2100

**Atlanta**

1201 Peachtree St. NE,  
Atlanta, GA 30361  
(404) 220-7236

**Nashville**


222 2nd Ave  
Nashville, TN 37201  
(713) 422-2100

# INVESTMENT OVERVIEW



## THE OFFERING

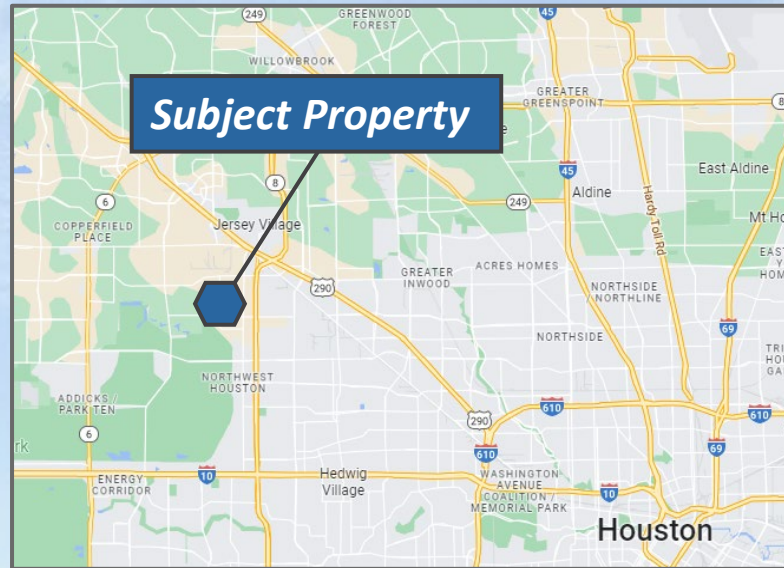
On behalf of the seller, Finial Group is please to exclusively offer the opportunity to acquire a single-tenant industrial building in the prime Northwest Houston Industrial Submarket, located at 6927 Brittmoore Road, Houston, Texas 77041. The building offers investors the opportunity to purchase a great, stabilized single-tenant asset with a strong tenant on a newly signed long-term lease that has a large rental increase in Year 2, and annual increases thereafter. The building totals 26,125 Square Feet on 1.33 Acres, with impressive building characteristics such as high power, heavy cranes, and high clear heights.

	Total SF	26,125 SF
	Total Land	1.33 Acres
	% Leased	100%
	Total Net Operating Income (Yr. 2)	\$257,070.00
	WALT	5.0 Years
	Asking Price	Contact Broker



# PROPERTY DETAILS

Property Address	6927 Brittmoore Road
Location	Houston, TX
Rentable Square Footage	26,125
Office Square Footage	2,868
Construction Type	Metal with Masonry Facade
Clear Height	24' – 30'
Grade-Level Doors	One 20' x 20'; One 14' x 16'
Cranes	One 50-Ton; One 10-Ton
Power	3P; 480V; 1,000A
Year Built (Expanded)	2006 (2015)
Land Acreage	1.3292
Coverage Ratio	45.1%
Building Use	Manufacturing Warehouse



Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713) 422-2100 | [www.finialgroup.com](http://www.finialgroup.com)

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# TENANT INFORMATION



**MACHINERY MAINTENANCE  
REBUILDERS INC.**

Machinery Maintenance Rebuilders, Inc. is a premier, industrial gear rebuilding firm, helping customers across the country with their services. MMR, Inc has been providing industrial gear repair/rebuilding since the early 70s. Their capabilities include turning, milling, drilling, and gear manufacturing, with a multitude of machining and gear cutting capabilities. MMR Operates all types of hobblers, shapers, lathes, and mills which includes hundreds of machining tools. They are also able to manufacture any type of metal working equipment. They offer their services 24/7, nationwide.

MMR, Inc. services a variety of industries, including, but not limited to, agriculture, chemical, steel mills, cement, etc. Their main areas of focus are on servicing and repairing gearboxes, machining, rotary kilns and crushers.



# LEASE ABSTRACT

## Premises

Rentable Square Footage 26,125 SF

## Lease Terms & Options

Lease Commencement Date 8/1/2022  
 Lease Expiration Date 7/31/2027  
 Lease Term 60 Months  
 Renewal Options Yes  
 Number One Option  
 Date Notice is Due 9 months advance notice prior to expiration  
 Number of Years Three Years  
 Renewal Rent Fair Market Rent



Rent/Escalation/Passthrough Provisions	Dates	Annual Rent (\$/Yr)	Monthly Rent (\$/Month)	\$/SF
Initial Base Rent	8/1/2022 - 3/31/2023	\$ 222,585.00	\$ 18,548.75	\$ 0.71
	4/1/2023 - 3/31/2024	\$ 257,070.00	\$ 21,422.50	\$ 0.82
	4/1/2024 - 3/31/2025	\$ 264,782.16	\$ 22,065.18	\$ 0.84
	4/1/2025 - 3/31/2026	\$ 272,725.56	\$ 22,727.13	\$ 0.87
	4/1/2026 - 3/31/2027	\$ 280,907.28	\$ 23,408.94	\$ 0.90
	4/1/2027 - 7/31/2027	\$ 289,334.52	\$ 24,111.21	\$ 0.92

Expense Recoveries	Recovery Type (NNN/Base Year/Gross)	Pro Rata	Notes
Operating Expenses	\$ 20,000.00	100%	Includes estimates for Repairs and Maintenance to the Premise consisting of detention pond maintenance, parking lot repairs, landscaping, general maintenance, exterior paint, roof repair (excluding replacement), HVAC systems, etc.
Real Estate Taxes	\$ 42,019.97	100%	Passed through to the Tenant
Insurance	\$ 17,425.38	100%	Passed through to the Tenant

## Rights, Restrictions, and Requirements

Rights, Restrictions, and Requirements	Comments
Assignment and Subleasing	Tenant shall not assign, pledge or encumber this Lease, or sublet the whole or any part of the Premises without the prior written consent of Landlord not to be unreasonably withheld. In the event any assignment or subletting of this Lease is made with or without Landlord's consent, Tenant shall nevertheless remain liable for the performance of all the terms, condition, and covenants of this Lease.
Repairs and Maintenance - Landlord	Landlord shall maintain at its expense the structural soundness of the foundations, roof and exterior walls (excluding glass windows, doors, overhead doors, dock bumpers, dock plates or levelers or office entries) of the Building in good repair, reasonable wear and tear and uninsured losses and damage caused by Tenant's agents, employees, invitees or contractors, excluded. Landlord shall maintain in good repair and condition the parking areas of the Property, including, but not limited to driveways, alleys, landscape and grounds surrounding the
Repairs and Maintenance - Tenant	Tenant, at its sole cost and expense, shall repair, replace and maintain in good condition all portions of the Premise and all area, improvements and systems exclusively serving the Premises (other than those which as the responsibility of Landlord) including, without limitation, dock and loading areas, truck doors, plumbing, water and sewer lines up to points of common connection, fire sprinklers and fire protection systems, entries, doors, ceilings, windows, interior walls, and the interior side of demising walls, and heating, ventilation and air conditioning systems.

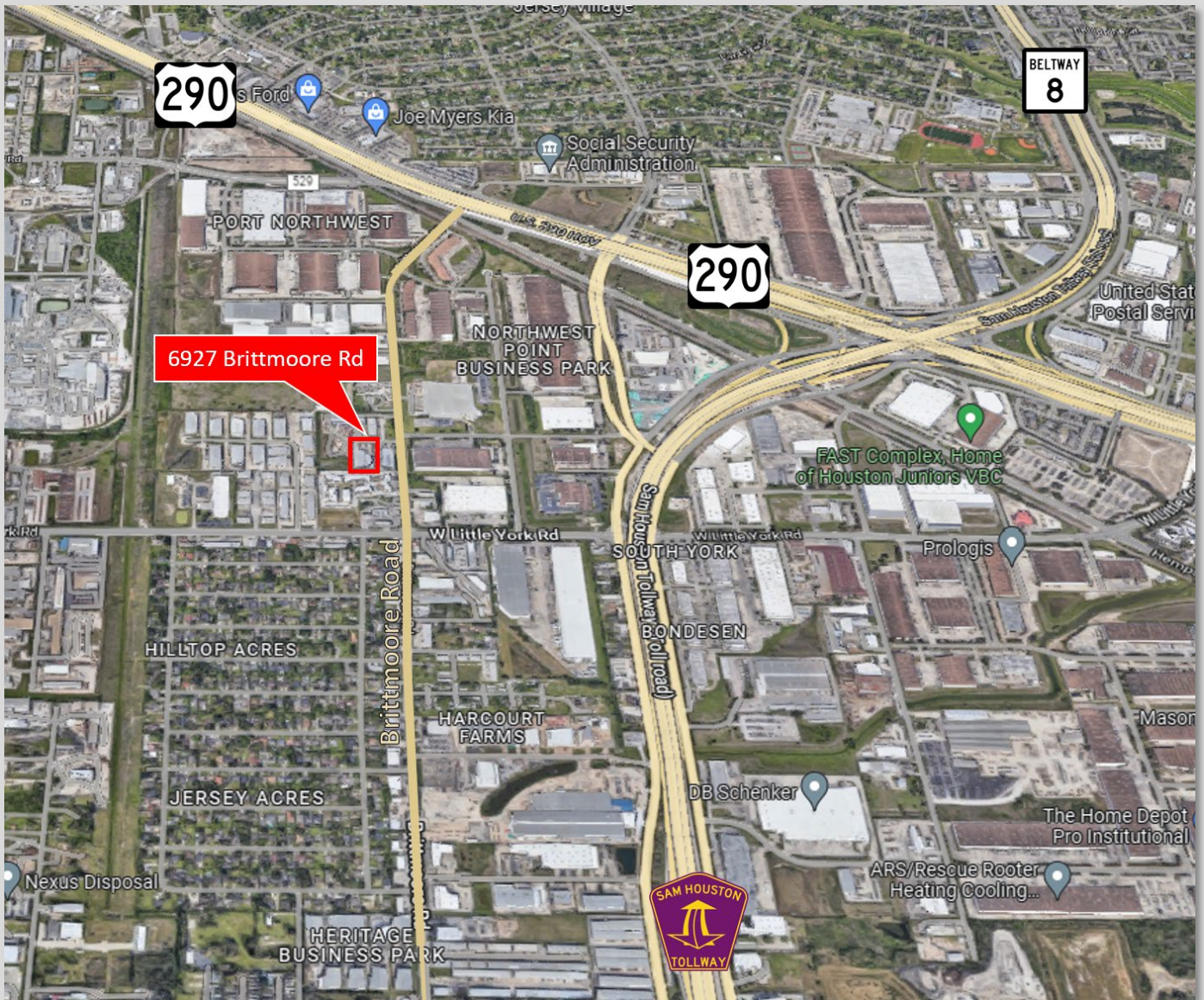
**\*Full lease document available in the Deal Room, accessible once Finial Group receives a signed Confidentiality Agreement.**



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# LOCATION OVERVIEW



6927 Brittmoore Road is in the Vallens Industrial Business Park located off Brittmoore Road and West Little York Road, with easy access to U.S. 290 East & West and Sam Houston Tollway North & South. Due to the strategic location in the heart of Northwest Houston, there will be strong demand from tenants for a facility like this for the foreseeable future. The Northwest Houston Industrial Submarket boasts lower vacancy, higher rent and faster annual rent growth than the Houston Industrial Market as a whole. This is due to its access to Houston's major thoroughfares, as well as its proximity to the bulk of Houston's residential growth areas. Additional information regarding this specific submarket can be found on the following page.

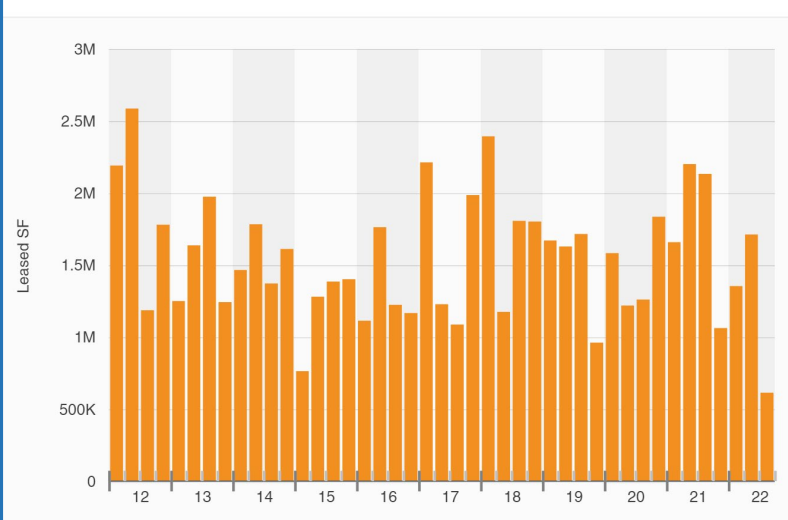


# LOCATION OVERVIEW

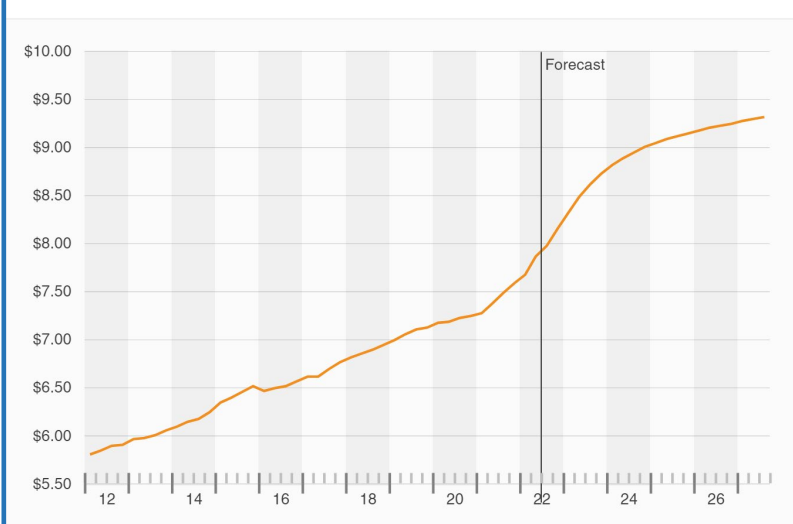
## NORTHWEST HOUSTON INDUSTRIAL SUBMARKET

\*Data Courtesy of Costar Group

Leasing Activity



Market Rent Per SF



### KEY TAKEAWAYS

- The Northwest continued to show strong momentum, with falling vacancy, high leasing activity and, an increasing net absorption over the last 3 quarters.
- The vacancy rate has been consistently dropping since quarter 1 of 2021 from 7.1% to the current rate of 5.0%.
- The Northwest Inner loop has been very consistent over the last decade in terms of vacancy never reaching above its peak of 7.8% in late 2020.
- The Northwest Inner Loop has steadily risen in asset value over the last decade and has risen faster than the other northwest submarkets.
- The northwest inner loop submarket has the highest Sales volume over the last 12 months of any submarket in Houston.
- The demand in the Northwest submarket has been steadily increasing since quarter 1 of 2021, with availability decreasing and market rates increasing this market is poised to continue to grow through the 2022.

### FUNDAMENTALS

<b>97.6 Million SF</b>	<b>Inventory</b>
<b>5.00%</b>	<b>Total Vacancy</b>
<b>2.2 Million SF</b>	<b>YTD Net Absorption</b>
<b>1.2 Million SF</b>	<b>Under Construction</b>
<b>5.80%</b>	<b>Annual Rent Growth</b>
<b>\$202 Million</b>	<b>12 Month Sales Volume</b>



# CONTACT INFORMATION



# FinialGroup

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