

**FOR SALE -
±4,400 SQ.FT.
SINGLE-TENANT
INDUSTRIAL
WAREHOUSE**



10416 ROCKLEY ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±4,400 SF Industrial Flex/Warehouse
- ▶ ±1,100 SF Office Space Updated in 2024
- ▶ Tilt-Up Concrete Construction Built In 1980
- ▶ 14' Clear Height
- ▶ One (1) Grade Level Door
- ▶ Recent Updates Include New High-Bay Warehouse Lighting and an Upgraded Electrical Panel
- ▶ Excellent Access to Beltway 8 & Highway 59
- ▶ NNN Leased Investment Sale
- ▶ **SALES PRICE - \$750,000**

CONTACT INFORMATION

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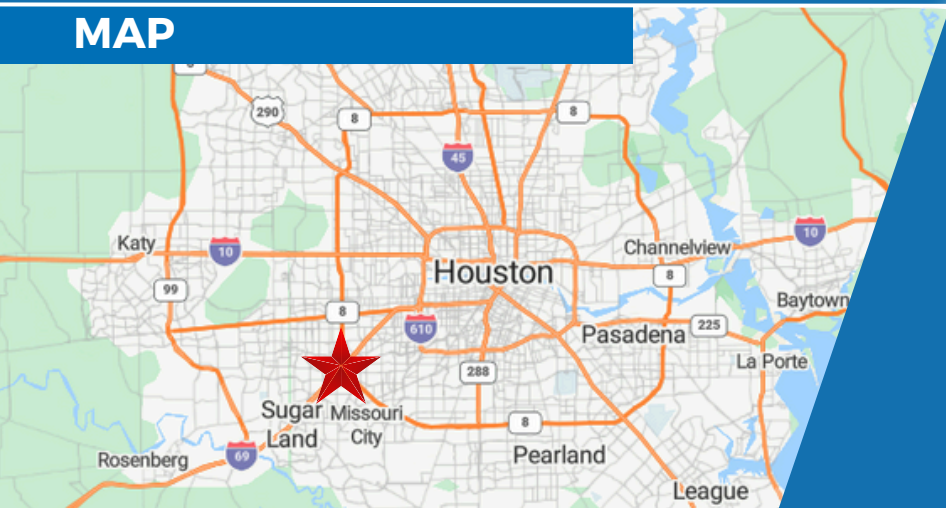
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10416 ROCKLEY ROAD, HOUSTON, TEXAS

Situated inside Dunn Southwest Business Park, 10416 Rockley Rd is 4,400 SF single-tenant industrial flex/warehouse, constructed of durable tilt-wall construction in 1980. The property offers ample parking and exceptional connectivity to Beltway 8 & I-59 South. The building features 1,100 SF of office space, one grade-level door, modern glass-front entrances, and a clear height of 14 feet. In March of 2024 the ownership made substantial improvements including office updates, new HVAC system, high-bay LED lighting in the warehouse, and an upgraded electrical panel.

MAP



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FINANCIAL OVERVIEW

Finial Group is pleased to present a prime investment opportunity for qualified investors. 10416 Rockley Road is located within the highly desirable Sugar Land Submarket. The Property is fully leased to a single tenant, KDK Source LLC, with a lease term extending through March 31, 2027. KDK Source uses the property for its growing Auction Business. KDK auctions are the perfect opportunity to buy high-quality new and used equipment for a low price from a trusted dealer and reliable sources. KDK is the premier dealer for new and consignment Online Auctions. This NNN Leased Investment Sale offers an investor a stable and predictable cash flow, with minimal landlord responsibilities.

10416 ROCKLEY ROAD, HOUSTON, TEXAS



KDK Source LLC

...Your Auction Source

LEASE OVERVIEW

Tenant: KDK Source LLC

Term: 03/16/2024 - 03/31/2027

Current Rent: \$4,500 with slightly over 2% annual increases

NOI

\$54,000

(\$4,500/month NNN)

NNN Lease – Estimated Base Year

OPEX Breakdown:

Tax: \$7,082.17

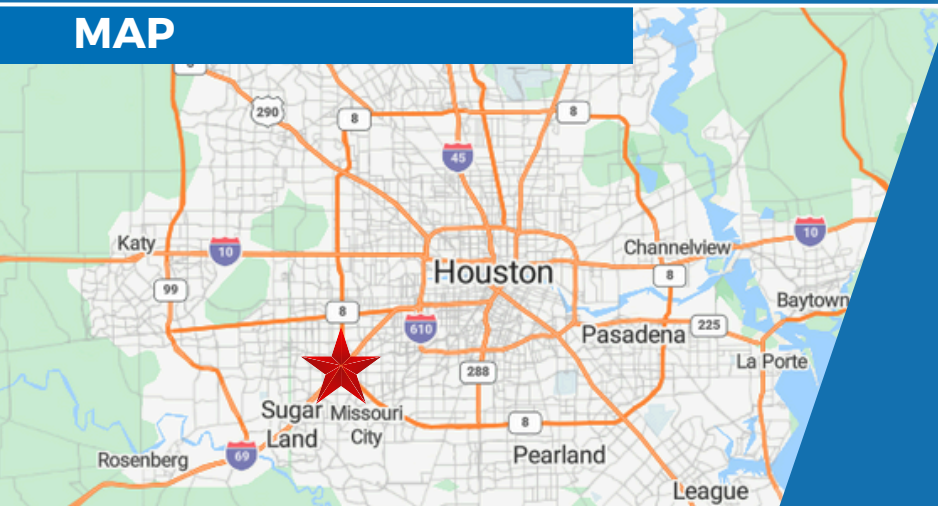
Insurance: \$3,563

HOA: \$2,148

Estimated (\$179/month)

Price: \$750,000 (7.20% CAP)

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