FinialGroup

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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Dylan Schopper, CCIM, SIOR

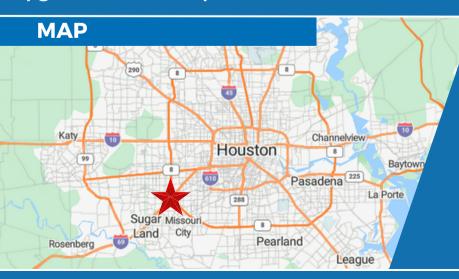
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10416 ROCKLEY ROAD, HOUSTON, TEXAS

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.



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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.

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LEASE OVERVIEW

Tenant: KDK Source LLC

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

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

<u>NOI</u>

\$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)

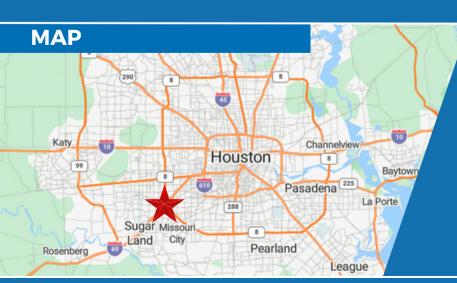
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- · Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		ord Initials Date	
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