

**±72,726 SF
INDUSTRIAL LONG
TERM LEASED
INVESTMENT
FOR SALE**



1 BODYBILT PLACE, NAVASOTA, TX (9.17 AC)



PROPERTY FEATURES

- ▶ ±72,726 SF Total with ±15,000 SF Office Space
- ▶ Industrial Outdoor Storage Property with Substantial Stabilized Acreage Available for Future Potential Tenant Needs
- ▶ Facility Includes Administrative Offices, Customer Service, Product Showroom, Warehouse, Machine Shop and Paint Booth
- ▶ 16' Clear Height
- ▶ 800 AMP, 3 Phase Electrical Service
- ▶ Situated on 9.17 AC at the Southwest Corner of FM 105 and SH 6
- ▶ Good Access to State Highway 6 with Significant Frontage Along Service Road
- ▶ Absolute Net Lease in Place with Annual Rent Increases Until Lease Expiration on 09/30/2030
- ▶ **CURRENT NOI - \$328,106**

CONTACT INFORMATION

Keith J. Bilski
Keith.Bilski@FinialGroup.com
(713) 422-2090

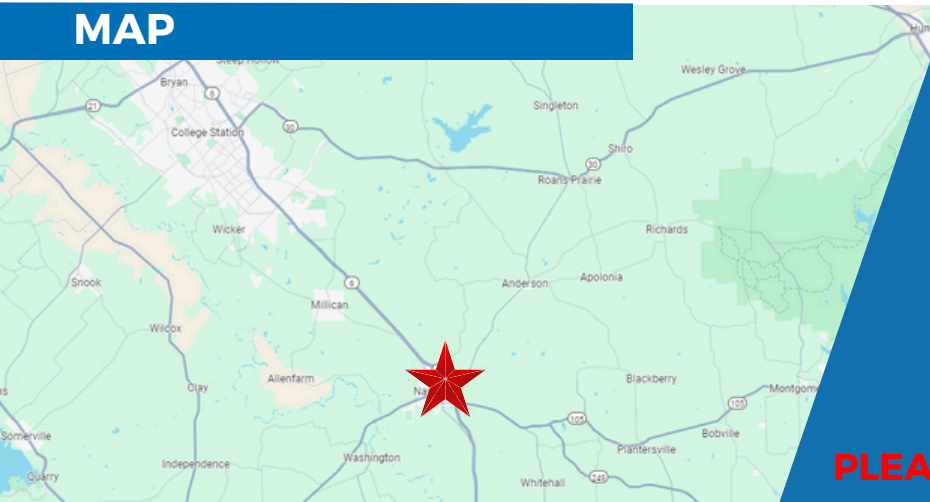
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1 BODYBILT PLACE, NAVASOTA, TX (9.17 AC)

Located at 1 Bodybilt Place in Navasota, Texas, this $\pm 72,726$ SF industrial facility presents an exceptional investment opportunity, anchored by a long-term tenant, ergoGENESIS. Occupying the building for over 30 years, ergoGENESIS, a leader in ergonomic office furniture, provides a stable and reliable income stream. The property sits on 9.17 acres at the highly visible and accessible corner of FM 105 and State Highway 6, offering excellent exposure and ease of access. With an absolute net lease in place, featuring annual rent escalations until the lease expires on 09/30/2030, this investment generates a current NOI of \$328,106, ensuring steady cash flow and long-term growth potential.

MAP



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