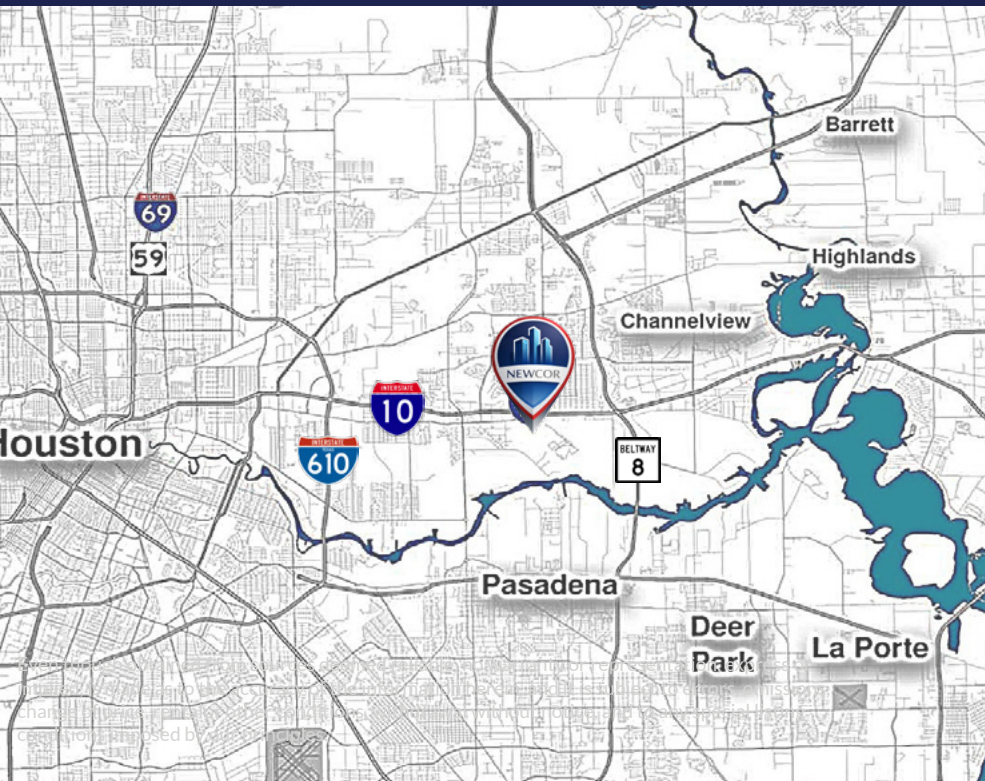


Offers Due – Net Leased IOS Laydown Yard - Houston

1500 Miles St. | Houston, Tx 77015



NEWCOR



Details:

- New 5 Year Lease w/Two Renewals
- Year 1 NOI: \$100,800
- 3% Annual Rent Increases
- No Landlord Responsibility
- Clean Environmental

Tenant:

- United States Gypsum Corporation (USG Corp)
- AAA Investment Grade Tenant (\$10+ Bil)
- Website - USG Corp

Property:

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

Pricing: Subject to Offer
Offers Due 4/20/26