



## ABSOLUTE NNN INDUSTRIAL INVESTMENT

4505 Gilbertsville Hwy, Calvert City, KY 42029

Asking: \$1,850,000 | 9.02% Cap Rate | \$77.08/SF



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**MRC Global**



## EXECUTIVE SUMMARY

4505 Gilbertsville Hwy  
Calvert City, KY 42029



Trifecta Real Estate is pleased to offer for sale 4505 Gilbertsville Hwy, a 24,000-square-foot industrial distribution facility on 9.03 acres in Calvert City, Kentucky, leased on an absolute NNN basis to MRC Global (US) Inc., the operating subsidiary of DNOW Inc. (NYSE: DNOW), one of the largest distributors of pipe, valves, fittings, and other infrastructure products to the North American energy and industrial sectors. The asset is offered at \$1,850,000 — a 9.02% going-in cap rate on \$166,822 of in-place Year 1 net operating income. The lease runs through April 30, 2028.

The property comprises a 1991-built industrial building with attached office wing, situated on a fully fenced and gated 9.03-acre site with 449 feet of frontage on KY-282 and 390 feet on Dr. Smith Lane. The fenced industrial laydown yard — used by MRC for outdoor storage of pipe and tubular goods — is a particularly scarce feature in the Calvert City corridor, where most parcels are 1 to 3 acres. Under the absolute NNN structure, the tenant is responsible for the roof, structure, HVAC, parking lot, and all maintenance.

The tenant operates as part of DNOW Inc., a publicly traded specialty distributor (NYSE: DNOW) headquartered in Houston, Texas, with approximately 300 locations across the U.S., Canada, and select international markets and approximately 5,300 employees following its November 2025 all-stock acquisition of MRC Global. On a combined-entity basis, DNOW reported \$2.82 billion of revenue and \$209 million of adjusted EBITDA in 2025. Management has guided to approximately \$5.4 billion of revenue for 2026, reflecting the first full year of combined operations. MRC has occupied this site continuously since 2013 — 13 years of tenancy — and has executed two lease renewals (2018 and 2023). One 5-year renewal option remains, structured under the Second Amendment as a mutual agreement at market rate. The 35 years of continuous use of the site for pipe-valve-fitting distribution operations, paired with MRC's demonstrated pattern of renewal at this location, inform the assessment of renewal probability.

The location is anchored to one of Kentucky's largest petrochemical clusters. Within five miles are major chemical producers, including Westlake Chemical, Carbide Industries, Air Liquide, Wacker Polysilicon, Arkema, and Ashland — the customer base MRC supplies from this facility. Tennessee River barge access, CSX rail, and Interstate 24 connectivity have anchored more than 75 years of heavy industrial activity in the corridor.

## DEAL HIGHLIGHTS

900 S Commonwealth Dr,  
Mayfield, KY 42066



Asking Price:  
**\$1,850,000**

Cap Rate	9.02%
Current Annual	\$166,822
Gross Leasable Area (GLA)	24,000
Price/SF (GLA)	\$77.08
Year Built	1991
Lot Size	9.03 Acres

**MRC Global**

Tap to view  
Google Map



### Lease Summary

Legal Tenant	MRC Global (US) Inc.
Lease Type	Abs. NNN (Zero LL Responsibilities)
Ownership Interest	Fee Simple
Original Lease Term	5 Years
ROFR	Yes; 10 days

Rent Comt. Date	1/1/2023
Lease Expiration Date	4/30/2028
Remaining Lease Term	~ 23 months at Mkt
Renewals	1 (5 year)
Tenancy at Site	13 Years (2013)
Rent Increases	2% annual
Guarantor Entity	MRC Global (US) Inc.

### Rent Schedule

Base Term	Annual Rent	Rent / Month	Rent / SF
5/1/2023 -4/30/2024	\$157,200.00	\$13,100.00	\$6.55
5/1/2024 -4/30/2025	\$160,344.00	\$13,362.00	\$6.68
5/1/2025 — 4/30/2026	\$163,550.88	\$13,629.24	\$6.81
<b>5/1/2026 — 4/30/2027</b>	<b>\$166,821.84</b>	<b>\$13,901.82</b>	<b>\$6.95</b>
5/1/2027 -4/30/2028	\$170,158.32	\$14,179.86	\$7.09

## PROPERTY

4505 Gilbertsville Hwy  
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Building: 24,000 SF Steel  
structure with office wing

Built: 1991

Lot Size: 9.03 Acres

Parcel Number:  
0C-09-00-017.00C00

Yard: Fenced, industrial  
laydown

Frontage: 449 ft / 390 ft

Loading: (2) Dock high and (1)  
grade level ramp



# PHOTOS



# PHOTOS



## TENANT PROFILE

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# MRC Global

Parent Entity	FY 2025 Revenue	Market Cap
NYSE: DNOW	2.82bn	Mid-cap
HQ - Houston, Texas	5,300 Employees; 300 Locations	Acquired Nov. 2025

MRC Global (US) Inc., the tenant at 4505 Gilbertsville Hwy, is a wholly-owned operating subsidiary of DNOW Inc. (NYSE: DNOW), a publicly traded global distributor of pipe, valves, fittings, pumps, and fabricated process equipment serving the energy and industrial sectors. DNOW was formed in its present scale through the all-stock acquisition of MRC Global Inc., completed on November 6, 2025, with MRC's prior shareholders receiving 0.9489 DNOW shares for each MRC share. The combined company retains both the DNOW and MRC Global brand identities post-close. The 4505 Gilbertsville facility continues to operate as part of MRC's PVF distribution network, supplying the Calvert City chemical cluster and the broader Tennessee Valley industrial corridor.

Source citation: DNOW Inc. 2025 Annual Report and Q1 2026 Form 10-Q, MRC Global Inc. 2024 Form 10-K, county assessor records.

## LOCATION & MARKET

4505 Gilbertsville Hwy  
Calvert City, KY 42029



### Calvert City, KY: One of Kentucky's Largest Industrial Corridors

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Calvert City has been a petrochemical and heavy industrial hub for over 75 years, anchored by access to the Tennessee River via barge, CSX rail, and connectivity to Interstate 24. The corridor hosts one of Kentucky's largest concentrations of chemical manufacturing — and the supply chain that serves it.

The labor market around 4505 Gilbertsville mirrors the cluster it serves. Within a 30-minute commute, the area supports 4,959 manufacturing workers across 169 establishments — 9.05% of total area employment. Extend the radius to 45 minutes, and the manufacturing base nearly doubles in absolute terms to 8,412 workers, but its share of total employment declines to 8.70%. The industrial economy tightens toward the corridor rather than dispersing across it.

Adjacent industrial trades reinforce the picture. Combining manufacturing, construction, wholesale trade, transportation/warehousing, and utilities, the area supports 11,855 industrial-economy jobs within 30 minutes and 20,875 within 45 minutes — 21.6% of total employment at both radii. With 54.7 employees per 100 residents within the 30-minute ring, the area is a net workforce importer: job sites draw in skilled labor from a wider commuter shed than the resident population alone can supply.

*Source: ESRI Business Summary (Data Axle, 2025). 30- and 45-minute drive-time radii centered on 4505 Gilbertsville Hwy.*

# DEMAND DRIVERS & SUPPLY CHAIN

4505 Gilbertsville Hwy  
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## Industrial Cluster (5-Mile)

Within five miles, six major chemical producers operate continuous-process plants that consume pipe, valves, fittings, and industrial gases as everyday consumables. MRC Global's distribution network, per its 2024 Form 10-K, is structured around close-proximity service to chemical, petrochemical, and refining operators, and the 4505 Gilbertsville location is positioned to serve this local demand. Replicating the location elsewhere would mean rebuilding around the cluster MRC has served from this address for 13 years and from this site for 35. Tennessee River barge access, CSX rail, and Interstate 24 connectivity reinforce the corridor's role as a heavy-industrial supply hub. These linkages are the reason the chemical cluster developed here in the 1940s–60s and has persisted.

## OPERATORS

Operator	Product	Approx. Distance
Westlake Chemical	Vinyls, PVC	2 mi N
Carbide Industries	Calcium carbide	1.5 mi N
Airgas (Air Liquide)	Industrial gases	2 mi
Wacker Polysilicon	Solar-grade silicon	2.5 mi
Arkema	Specialty Chemicals	Within cluster
Ashland	Specialty Chemicals	Within cluster

## TRANSPORTATION INFRASTRUCTURE

### Tennessee River

Barge access to the Mississippi River system and the Gulf of Mexico.

### CSX Rail

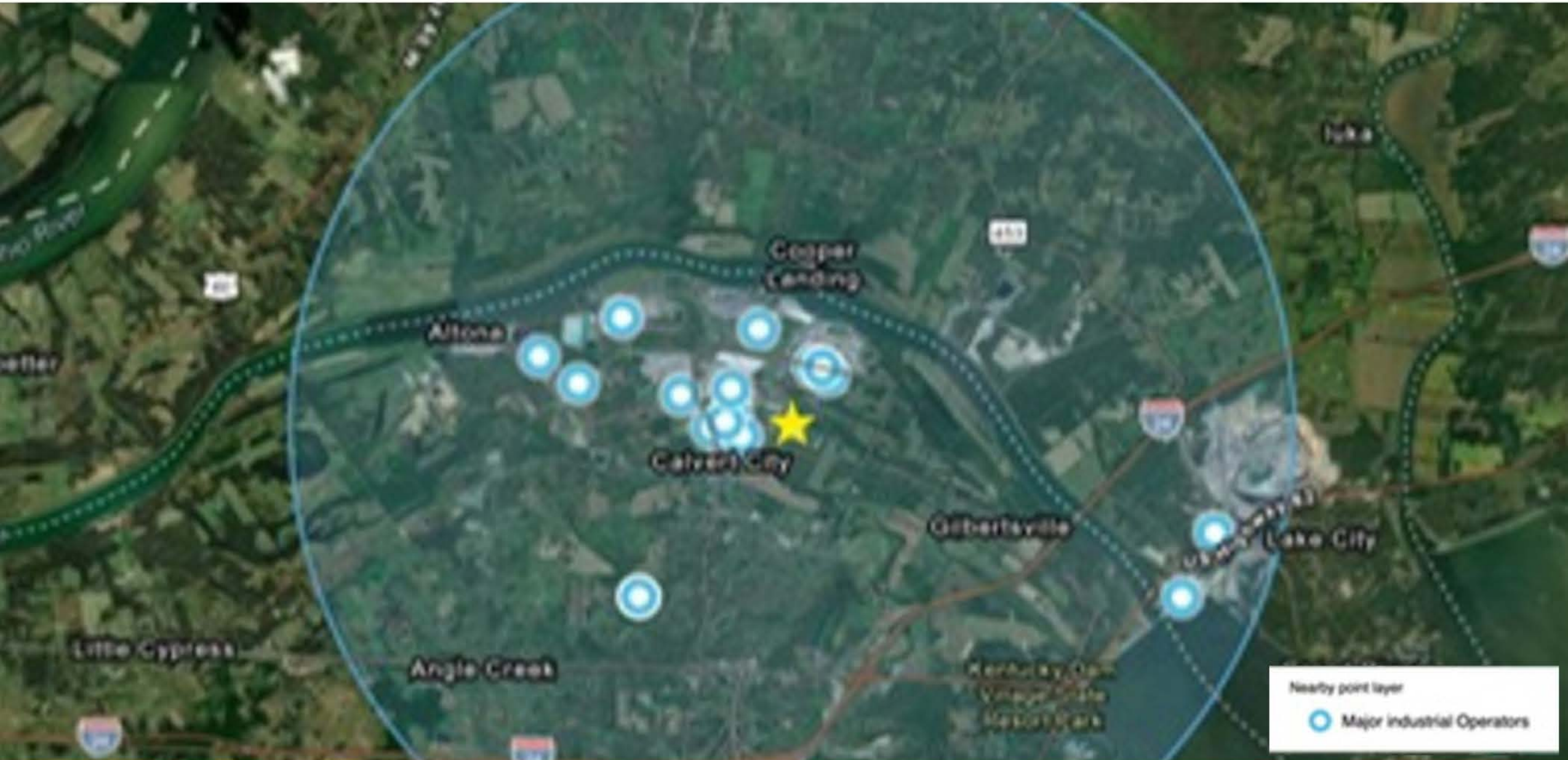
Active rail spurs serving operators.

### Interstate 24

Direct connectivity to Nashville (2 hrs), St. Louis (3 hrs), and the broader Midwest manufacturing belt. Truck-based pipe and valve distribution to the regional industrial market operates over this network.

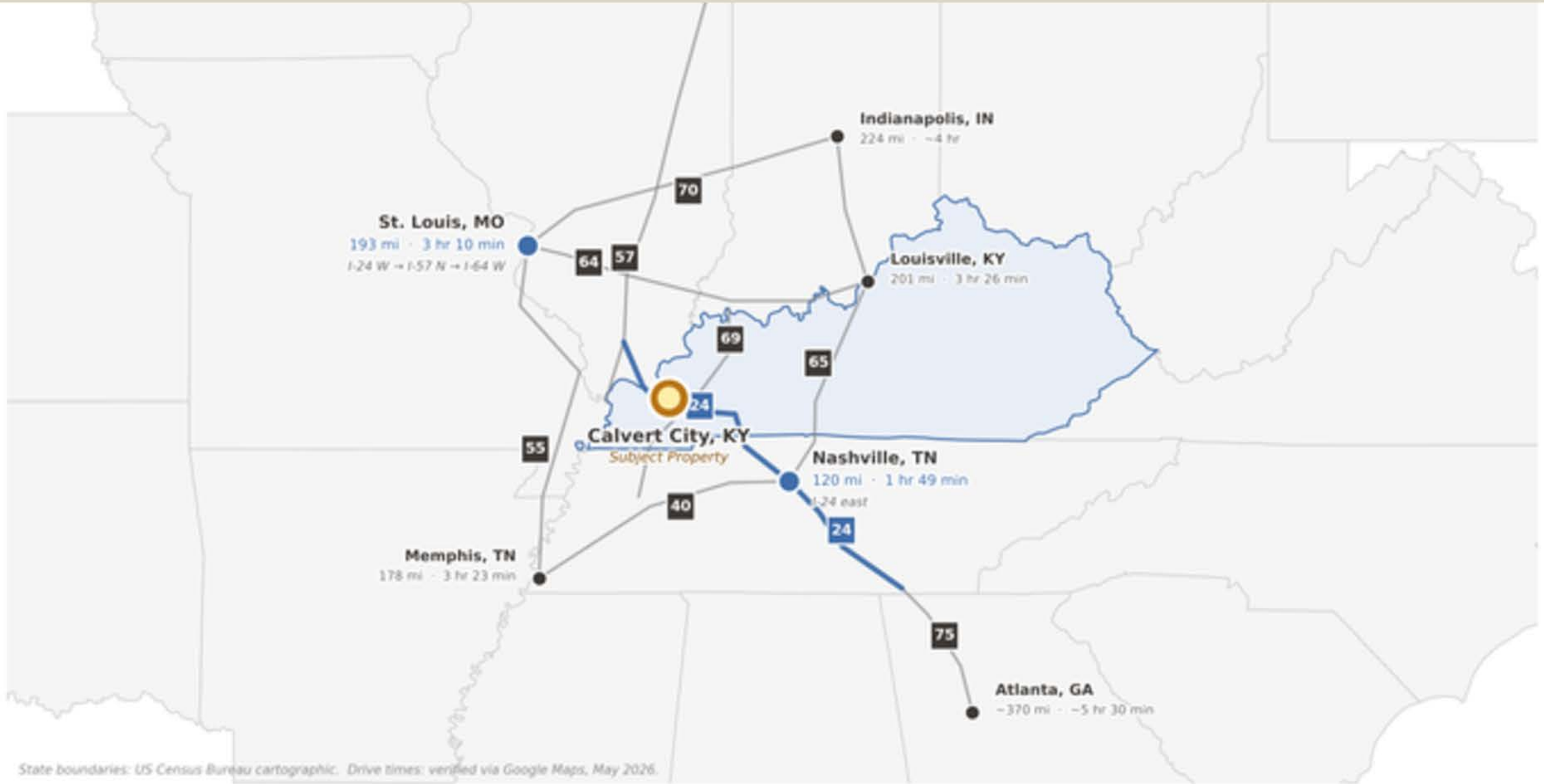
# DEMAND DRIVERS & SUPPLY CHAIN

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# REGIONAL CONNECTIVITY

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State boundaries: US Census Bureau cartographic. Drive times: verified via Google Maps, May 2026.

— Interstate 24 (primary corridor) — Other interstates ● Subject property ● Anchor metros (within 3 hours) ● Other metros



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**Accuracy of Information.** While the information contained herein has been obtained from sources we believe to be reliable — including DNOW Inc.'s 2025 Annual Report and Q1 2026 Form 10-Q, MRC Global Inc.'s 2024 Form 10-K, ESRI Business Analyst, and county assessor records — we make no representations as to its accuracy or completeness. All financial projections, cap rate calculations, and market analyses are provided for illustrative purposes only and do not represent guaranteed or future performance.

**Future Projections.** The value of any investment depends on tax structure, financing terms, market conditions, and other factors that should be evaluated by your tax, financial, and legal advisors. Trifecta Real Estate, LLC does not provide tax, accounting, or legal advice. **Site Visits.** All property showings are by appointment only. Please contact the listing advisor below to coordinate access.

### ABOUT TRIFECTA REAL ESTATE

Trifecta Real Estate is a specialized commercial real estate investment and advisory firm serving Western Kentucky and Tennessee since 1922. We bridge the gap between traditional brokerage and advanced location science, integrating institutional-grade platforms with financial modeling. Our methodology ensures every investment thesis is supported by verified data, rigorous cash-flow sensitivity analysis, and a century of regional market knowledge.



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