

726 NPID CORPUS CHRISTI, TX



PROPERTY SUMMARY

- Approx. 15,000 SF Total (Built in 2021)
 - Approx. 3,000 SF Office
 - Approx. 10,500 SF Warehouse
 - Approx. 1,500 SF Wash Bay
- 480V 3 Phase 600 AMP Power
- 10 14' x 16' Electric OH Doors
- 5 Ton Crane (150' Travel)
- Approx. 3.749 Acres, Fenced, Concrete Paved Yard
- Quality Tenant with Long Term Lease
- 3.5% Annual Increases
- Zoned IL Light Industrial
- Highway Frontage with Direct Access to NPID and Flato Rd.

\$5,250,000, Asking Price Current NOI \$299.354







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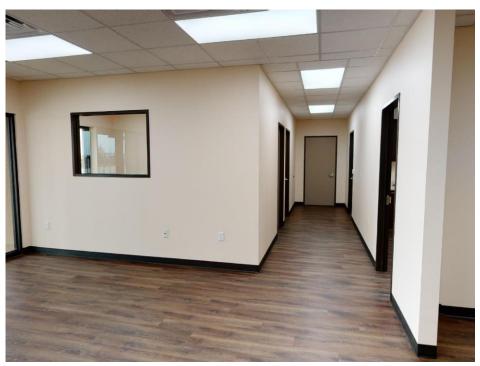
<u>LEASE INFORMATION</u>



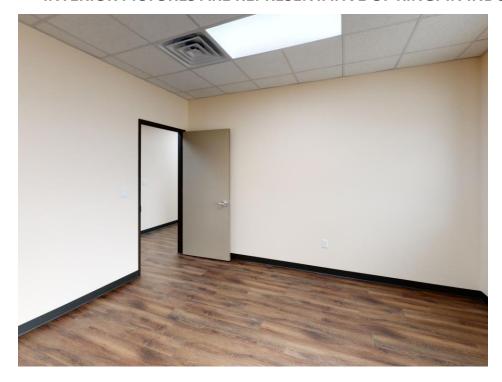
- Tenant CUST-O-FAB Specialty Services, L.L.C. Based in Oklahoma, Cust-O-Fab Inc., also has locations in Texas, Louisiana and Montana. "Cust-O-Fab provides unparalleled service from the west coast to the east coast with fully integrated, comprehensive heat transfer services to national and international customers. The national electrical/electronic manufacturing company provides equipment fabrication and on-site services intended for companies in the petrochemical industry. The company engages in process piping fabrication and installation services, field retubing, exchanger bundle extraction, welding procedures and refractory projects, enabling companies with fabricated equipment and on-site services with expedited deliveries.' Taken from www.custofab.com
- *Rate* Current Base Rent is \$24,946.15 per month through December 31, 2025, with 3.5% annual increases through the end of the term.
- *Commencement Date* Tenant has leased property since January 1, 2022.
- *Term Remaining* Primary Term expires December 31, 2031.
- Renewal Options Tenant has 2 Additional 5-Year Renewal Options.
- Lease Structure Lease is structed on a NNN basis where Landlord is responsible for the foundation, structural systems not including plate glass windows and doors. Tenant is responsible for taxes, insurance, utilities and all maintenance and routine repairs including sidewalks, service ways, loading areas, roof, exterior walls and the HVAC system.



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INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.







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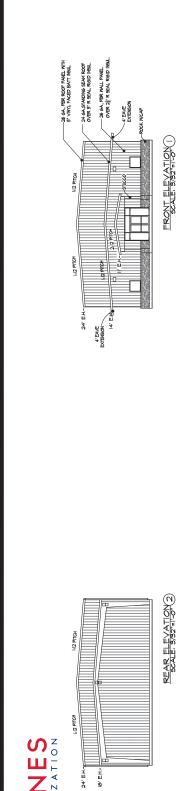


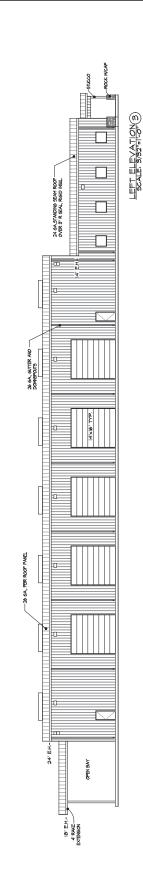


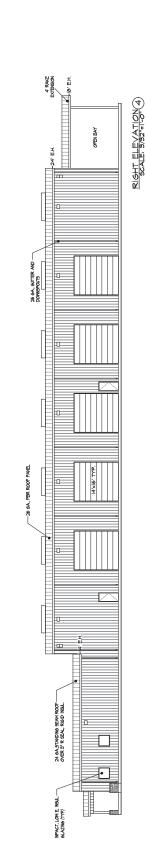
TRANSPORT ENTERPRISES, LTD – LOT#1 726 NPID CORPUS CHRISTI, TEXAS 78405

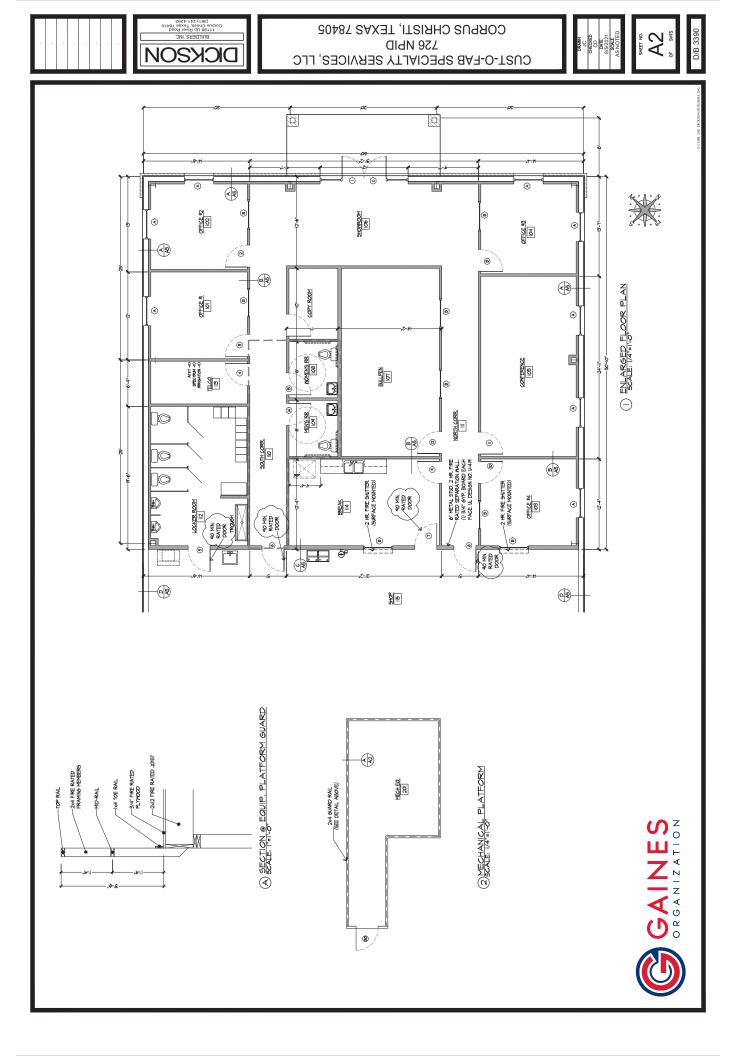




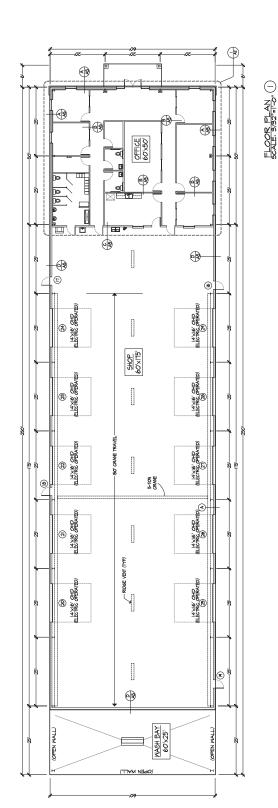














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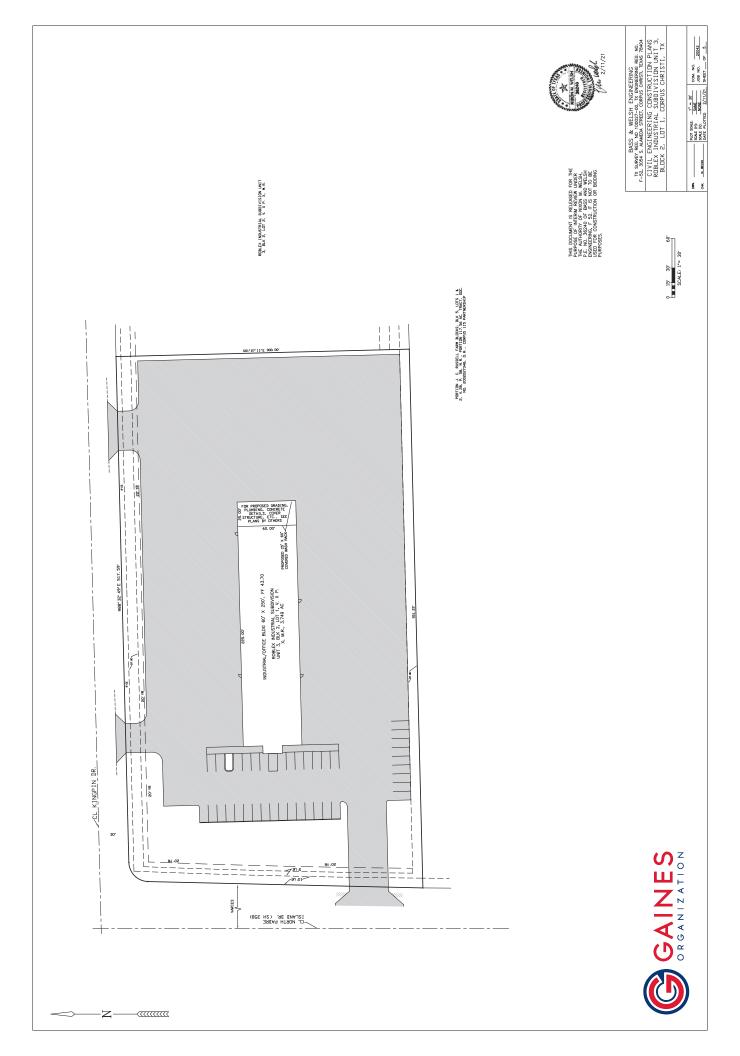












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NEW TO THE OFFICE PROFILE SHOUTH FEATURE OF THE OFFICE PROFILE SHOUTH PROFILE PROFILE PROFILE PROFILE PROFILE SHOUTH PROFILE PROFILE PROFILE SHOUTH PROFILE PROFILE PROFILE SHOUTH PROFILE PROFILE PROFILE SHOUTH PROFILE PROFILE SHOUTH PROFILE PROFILE SHOUTH PROFILE PROFILE SHOUTH PROFILE PROFILE PROFILE SHOUTH PROFILE PROFILE PROFILE SHOUTH PROFILE PROF

2, THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983. 3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 4855500315G (10/23/15).

NO ROBLEX INDUSTRIAL SUBDIVISION CONTROL OF 457 & 458, M. R.

LDT 2 87120 SF, 2,000 AC

5653

5600 CL KINGPIN DR.

4. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE. 5. THE TOTAL PLATTED AREA CONTAINS 5.749 ACRES OF LAND (NO STREET DEDICATIONS).

6. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE, ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.

7-10' PRIVATE DE, DDC, ND, 2020054708, D.R.

B. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

COUNTY OF NUECES STATE OF TEXAS

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS King Jalle

BRETT FLINT JAIAL SAIEH, P.E. DEVELOPMENT SERVICES ENGINEER

3 FEBRUARY 2021

COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORMISSION.

Daniel M Dibbe

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS 9th Day of FREACHARY, 2021, AT 1:36 O'CLOCK P. M. IN THE WAP RECORDS OF SAID COOMY IN VOLUME 649 PAGE 5/69, INSTRUMENT NUMBER 20210CGT92. 2021 AT 1'S O'CLOCK P.M., AND DULY RECORDED THE IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THA I, KARA SANDS, CLERK OF THE COUNTY COL COUNTY OF NUECES February

THE DAY AND YEAR LAST WRITTEN.

THE DAY AND YEAR LAST WRITTEN.

THE DAY AND YEAR LAST WRITTEN. CHRISTI, NUECES COUNTY, TEXAS,

KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS

PORTIDN J. C. RUSSELL FARM BLOCKS, BLK S, LUTS 1 & 2, V. 29, P. 58, M. B. V. PORTIDN 117. 56 AC. TRACT, DOC. NO. PORTION 127. 52002027348, D. R., CORPUS 115 PARTNERSHIP

MCBRIDE LN (2H 328) тагчир рв. GIBSON LN SH 44

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSETH AS PRESIDENT OF OF TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.

COUNTY OF NUEDES

STATE OF TEXAS

THIS THE & SHY DAY OF JUNIOLY

GLORIA P LOPEZ
My Notary ID # 4675944
Expires September 5, 2023

*

WE, TRANSPOPT ENTERPRISE, LTD., HERBY CELTIFO THAT WE ARE THE OWNERS OF THE LAND BABRACED WITHIN THE BOUNDARIES OF THE FOREGOWN PLAT AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF OBSORPHINA AND DEDICATION.

COUNTY OF NUECES

STATE OF TEXAS

TRANSPORT ENTERPRISES, LTD

THIS THE 25TH DAY OF JAN VARY 20.21

I, MICON M. WELSH. REGISTRED PROFESSIONAL LAND SURPRIYOR OF BASS & WELSH ENGMERBING, RESERVERSHINFT THAT FORESOME PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDOS.

COUNTY OF MUECES

STATE OF TEXAS

THIS THE 14 th DAY OF LAWDONY, 2021

CORPUS CHRISTI, NUECES CO., TX

LOCATION MAP

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
BLOCK 2, LOTS 1 & 2
A 5.749 AGE TRANT A MAP OF WHICH IS PERCORPED IN YOULWE 28.

BASS & WELSH ENGINEERING FILE-PLAT TX SURVEY PEG, NO. 100027-00, TX ENGINEERING REG, 10B NO. 2004 STREET AND TO THE TANK THE THE TANK THE

GAINES



Information About Brokerage Services

Texas law requires all real estate licensees 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;
 - 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.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buver	/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

information available at www.trec.texas.gov