Storage + NNN Investment Opportunity



World Wide Storage + Tractor Supply Co.

4703 7th St. Bay City, TX 77414

Presented by:

FAITH PATE

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BILL BROWNFIELD, CRE

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Listing Price: \$4,500,000

INVESTMENT HIGHLIGHTS

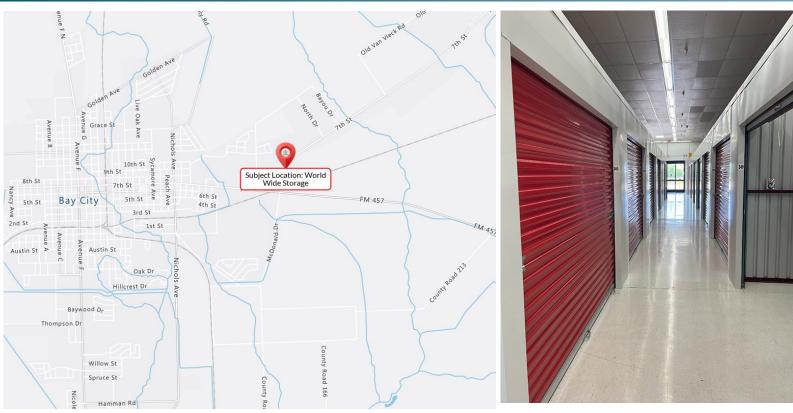
- NEW & Best in Class Stabilized Facility | 95% Climate Controlled
- 40,517 SF Storage | 26,950 SF Single Use Tenant
- Located on I35 (Main Thoroughfare into Bay City)
- Opening Date: August 2022 | 90% Occupancy
- Tractor Supply Tenant | NNN Lease | S&P Rated BBB | Extensions Until 2040
- High Growth Area

PROPERTY DETAILS

Self Storage NRSF: 40,517
Tractor Supply Tenant SF: 26,950
Number of Units: 374
Acres: 10.83

Economic Occ. 90% (since opening late '22)









Argus Self Storage Advisors, MLB Commercial Real Estate & Brownfield & Associates, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.