

**For Sale**

Mission Critical - IOS Industrial Portfolio

2810 A & 2814 Melancon Rd & 1001 Briar Patch Dr, Broussard, LA 70518
14207 Highway 2, Williston, ND 58801

NNN Leased Industrial | 12.5 Years of Remaining Term | 3% Annual Increases

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Investment Overview



BROUSSARD, LA

Colliers Houston is pleased to present the opportunity to acquire a two-asset, mission-critical industrial portfolio leased to Knight Energy Services, a long-established energy services provider headquartered in Houston, Texas. The portfolio comprises approximately 213,956 square feet of industrial improvements situated on \pm 68.6 acres of predominantly stabilized land across two strategically located facilities in Broussard, Louisiana and Williston, North Dakota—both core markets supporting U.S. energy production and logistics infrastructure.

The assets are structured with absolute NNN leases, providing investors with predictable, passive income and minimal landlord responsibilities. The leases feature initial terms of approximately 7–10 years, 3.0% annual rent escalations, and two five-year fair market value renewal options at each property. Upon stabilization/closing, the portfolio is projected to generate approximately \$2.38 million in combined annual NOI, supported by a single tenant whose operations are deeply embedded in the functionality and location of each facility.

This offering represents a rare opportunity to acquire a scaled, IOS-oriented industrial portfolio backed by a seasoned operating tenant, contractual rent growth, and long-term durability. The combination of mission-critical infrastructure, attractive yield profile, and significant embedded land optionality positions the portfolio as a compelling acquisition for IOS-focused funds, net-lease investors, and institutional capital seeking stable cash flow with inflation protection in energy-driven markets.

Investment Highlights

- Two-Asset, Mission-Critical Industrial Portfolio:** \pm 213,956 square feet of specialized industrial improvements situated on approximately 68.6 acres across two strategically located facilities: 134,532 SF across eight buildings in Broussard, Louisiana and 79,424 SF across three buildings in Williston, North Dakota—both core markets supporting U.S. energy production and logistics.
- Single-Tenant Net Lease with Established Operating Company:** 100% leased to Knight Energy Services, a long-established energy services provider founded in 1972 with a national operating footprint. The facilities are mission-critical to the tenant's operations, resulting in strong functional dependency and high renewal probability.
- Attractive Yield with Durable, Contractual Cash Flow:** The portfolio is projected to generate approximately \$2.31 million in combined annual NOI, supported by absolute NNN lease structures, contractual rent escalations, and minimal landlord responsibilities.
- Below-Market In-Place Rents with Embedded Upside:** In-place rental rates are below prevailing market levels, providing investors with built-in mark-to-market potential through future renewals, expansions, or re-leasing, while maintaining strong day-one yield.
- IOS-Oriented Sites with Expansion and Reconfiguration Optionality:** Both assets feature low building coverage ratios, extensive stabilized outdoor storage, and surplus land, offering future development, expansion, or densification potential to meet evolving tenant or market demands.
- Highly Specialized, Purpose-Built Improvements:** Facilities are tailored for heavy industrial and energy services use, featuring oversized grade-level loading, aviation-style hangar doors (North Dakota), multiple overhead bridge and jib cranes, clear heights up to 26 feet, upgraded HVAC systems, backup power generation, and fully secured yards—creating high replacement costs and meaningful barriers to entry.
- Strategic Locations in Energy-Driven Markets:** Broussard, LA and Williston, ND serve as critical hubs within major U.S. energy basins, benefiting from long-term infrastructure investment, entrenched industrial demand, and limited supply of comparable mission-critical facilities.

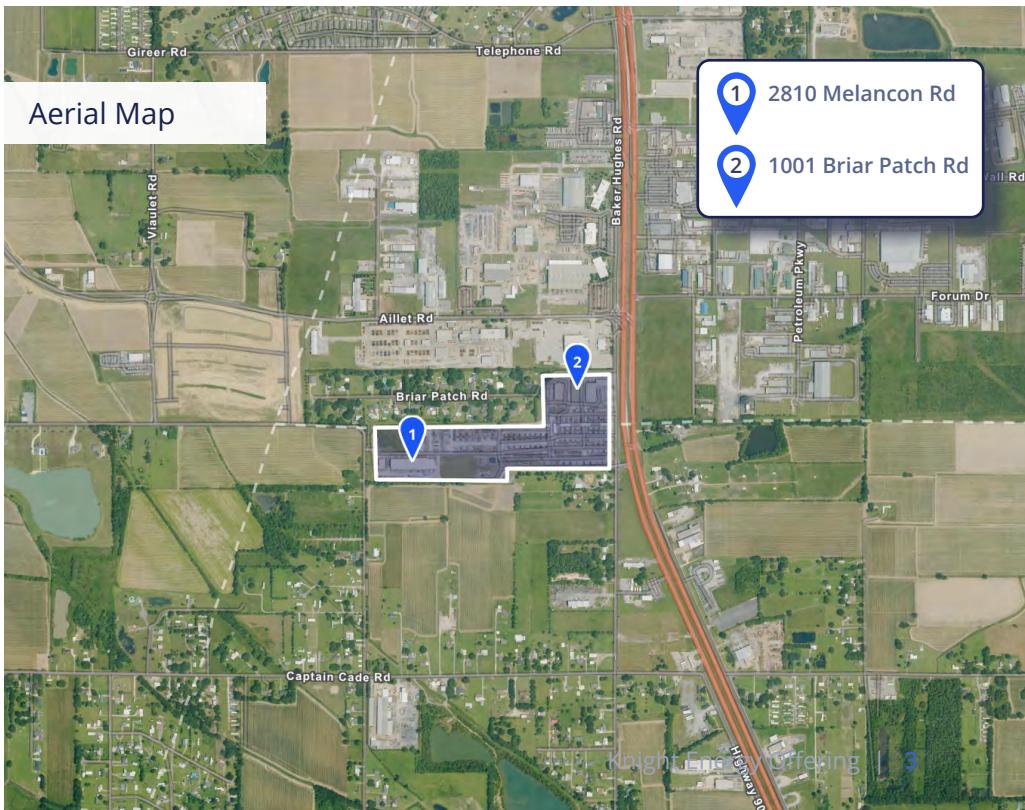
Property Overview

Property Detail Summary | Broussard, LA

Tenant/Property Name	Knight Energy Services
Property Address	2810 A Melancon Rd & 1001 Briar Patch Dr, Broussard, LA 70518
Rentable Building Area	±134,532 SF
Year Built / Renovated	1995 / 2009
Asset Type	IOS Facility
Construction Type	PEMB construction
Office	±11,608 SF
Percentage Office	8.6%
Land Area	±46.08 acres
Number of Tenants	Single-tenant
Number of Buildings	Multiple structures (8)
Clear Height	Varies (18' - 26')
Roof	Standing Seam Metal (age TBD)
Drive In Doors	Oversized grade loading doors (10) drive-thru compatible
Bridge Cranes	Multiple 5-ton overhead cranes
Jib Cranes	Multiple half-ton jib cranes
HVAC	Office area (±11,608 SF)
Outside Storage	Majority of the site is heavily stabilized
FAR:	6.7%

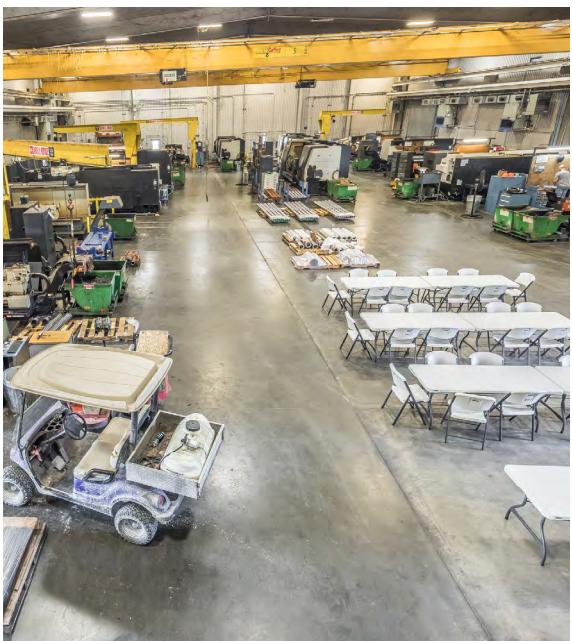
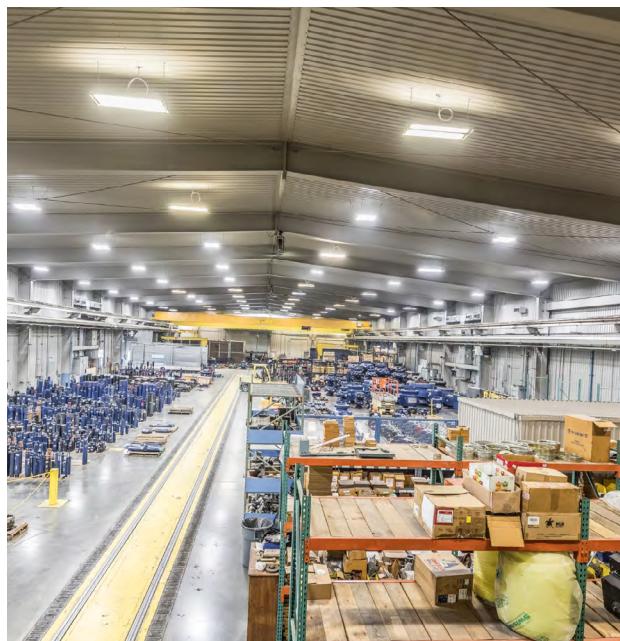
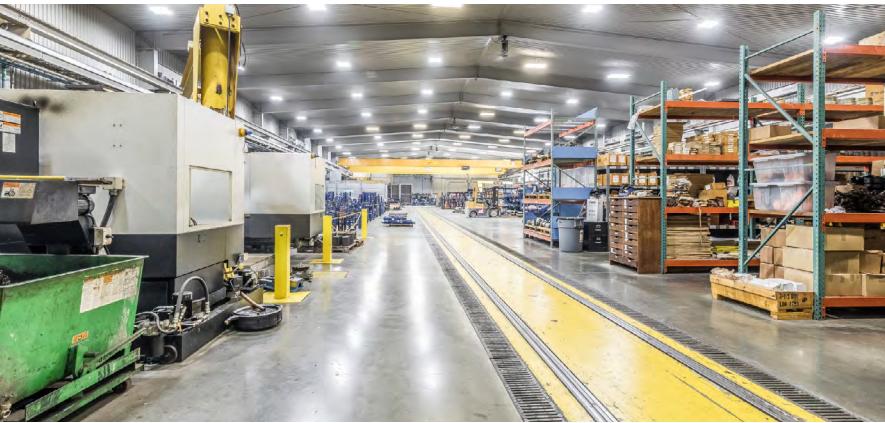
 Interactive Map

Aerial View



Property Photos

Broussard, LA



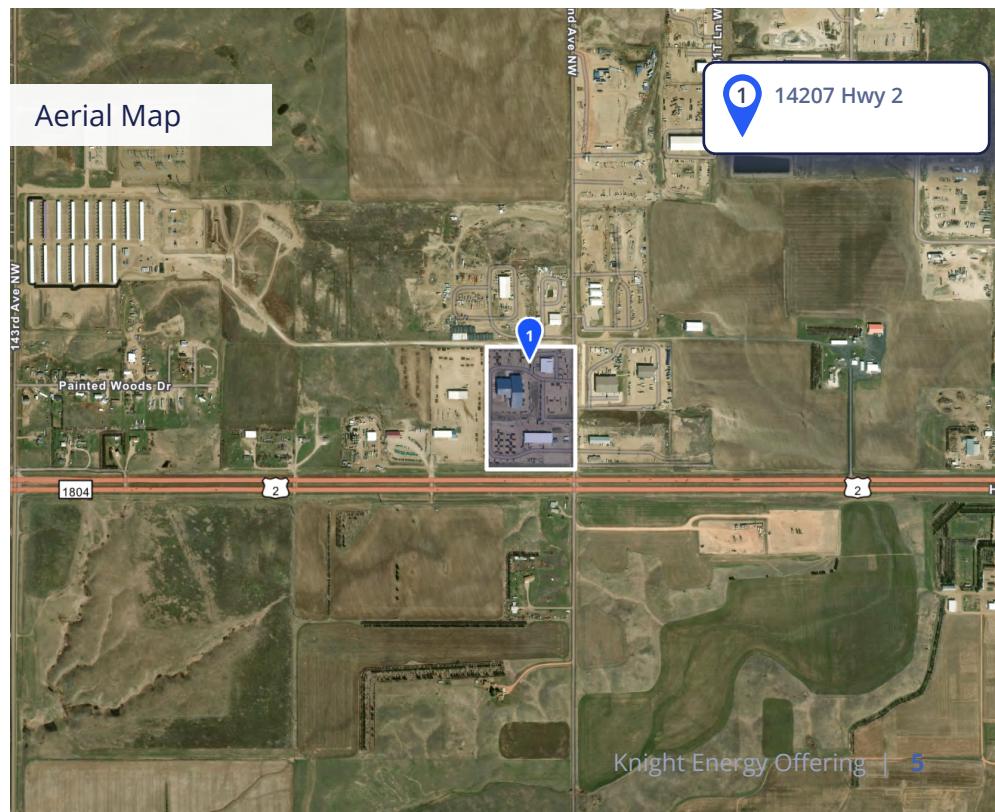
Property Overview

Property Detail Summary | Williston, ND

Tenant/Property Name	Knight Energy Services
Property Address	14207 Highway 2, Williston, ND 58801
Rentable Building Area	±79,424 SF
Year Built / Renovated	2000 / 2008
Asset Type	IOS Facility
Construction Type	PEMB construction
Office	±7,863 SF
Percentage Office	9.9%
Land Area	±22.27 acres
Number of Tenants	Single-tenant
Number of Buildings	Multiple structures (3)
Clear Height	Varies (18' - 24')
Roof	Standing Seam Metal (age TBD)
Drive In Doors	Oversized grade loading doors drive-thru compatible
Bridge Cranes	Two (2) 7.5-ton bridge cranes (120' span)
HVAC	Upgraded HVAC includes particle collector/filtration system
Outside Storage	100% stabilized site
FAR:	8.1%

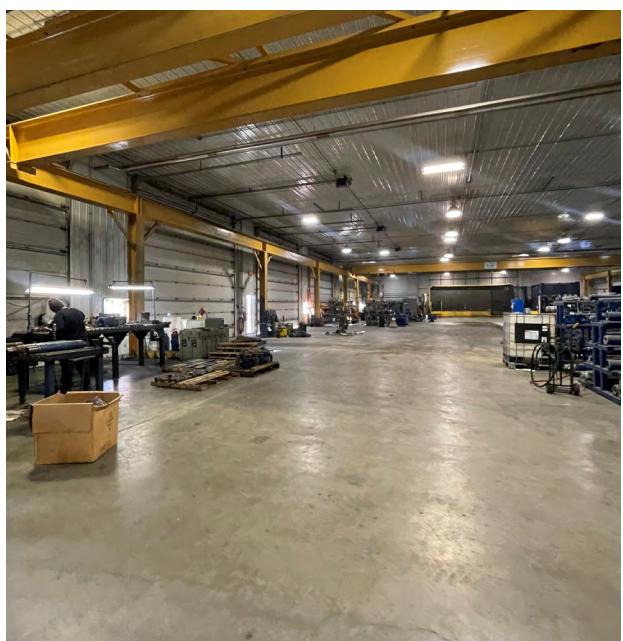
 Interactive Map

Street View



Property Photos

Williston, ND

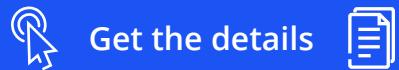


Industrial Investment Opportunity

IOS Industrial Portfolio

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1001 Briar Patch Dr, Broussard, LA 70518
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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