



INDUSTRIAL SALE LEASEBACK

📍 225 & 110 S Lawton Ave, Hereford TX



- ☑ Asking Price: \$10,000,000
- ☑ Cap Rate: 8.5%
- ☑ Lease Type: Absolute NNN
- ☑ Lease Rate: \$7.27 / SF
- ☑ Lease Escalator: 2.75%
- ☑ NOI: \$850,000
- ☑ Lease Term: 25 Years
- ☑ Square Footage: 116,872
- ☑ Sale PSF: \$85.56
- ☑ Lease Commences: At Close

INVESTMENT HIGHLIGHTS

- ✍ **Sticky Tenant:** *Greenfield Milling has made significant ongoing capital investments at the Hereford facility following its acquisition in 2020, including major upgrades to processing, packaging, and automated systems. These improvements materially increase throughput, food safety compliance, and switching costs.*
- ✍ **Mission Critical Facility:** *The Hereford facility performs dedicated specialty grain processing and packaging functions, including fully segregated gluten-free operations that support high-value product lines. These capabilities are integral to GFM's national production network and are not easily replicated elsewhere.*
- ✍ **Diverse Customer Channels:** *Products manufactured at the Hereford facility are distributed across national retail brands, private-label manufacturers, foodservice operators, and specialty ingredient customers, with meaningful exposure to organic, gluten-free, and non-GMO segments.*
- ✍ **Lease Guaranty:** *The new 20-year absolute NNN lease is guaranteed by Utah Flour Milling, the primary operating entity of Greenfield Milling, providing full operating company credit support.*

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INVESTMENT SUMMARY

JET Industrial is pleased to present the sale leaseback of the Greenfield Milling specialty grain processing and packaging facility located at 225 and 110 S. Lawton Ave in Hereford, Texas. The two-building operation totals 116,872 square feet on 7.62 acres and serves as a core component of Greenfield Milling's vertically integrated specialty grain platform.

The Hereford facility operates as a dedicated cleaning, milling, extruding, blending, and packaging plant, including a fully segregated gluten-free operation. The property is equipped with multiple cleaning lines, hammermill processing, cereal extrusion, mixing systems, and automated packaging capabilities, enabling turnkey solutions for branded and private-label customers.

The facility maintains key industry certifications including BRCGS food safety, HACCP, USDA Organic, Non-GMO Project Verified, Kosher, and Gluten-Free. These certifications represent significant regulatory and time barriers, materially increasing tenant stickiness and relocation friction.

Strategically located in Deaf Smith County, one of the most agriculturally productive regions in Texas, the facility benefits from proximity to major grain production and direct access to Interstate 40, Interstate 27, and key regional highways. This location supports efficient inbound sourcing and outbound distribution across the Southwest, Midwest, and national markets.

To learn more about Greenfield Milling, visit gfmilling.com.

PROPERTY OVERVIEW



7.62 Total Acres



Buildings Overview

- ☑ Total SF: 116,872
- ☑ Total Acreage: 7.62 Acres
- ☑ Zoning: HI – Heavy Industrial
- ☑ Total Doors: 6 Dock / 4 Drive-In
- ☑ Construction Type: Steel Frame
- ☑ Roof: Gable / Metal Panels
- ☑ Parking: Concrete / Gravel
- ☑ Lighting: LED
- ☑ Buildings Constructed: 1960s – 2002

PROPERTY SPECS

IMPROVEMENT HIGHLIGHTS

- ➔ Automated Packaging Lines
- ➔ Exterior Hopper Bins *(Added in 2021)*
- ➔ Refrigerated Storage
- ➔ Extensive Pallet Racking

South Complex – Packaging & Distribution (84,816 SF)

Primary flour packaging and distribution center

Buildings constructed 1975–1978, expansion added 2002

Steel-frame construction, metal exterior/roof, concrete floors, LED lighting

Includes refrigerated storage, extensive pallet racking, and modern packaging lines

6 dock doors total (2 in packaging, 4 in distribution) with levelers

High-clear distribution warehouse (31' sidewalls) with truck well & mezzanine office

Exterior hopper bins (2021) feed automated packaging systems

North Complex – Gluten-Free Processing (32,056 SF)

Dedicated gluten-free cleaning, milling, mixing, extrusion, and packaging facility

Buildings constructed 1960s–1970s, mixed steel/wood frame

Houses cleaning, hammermill, mixing, and RTE extrusion lines

Hammermill line actively used; extrusion line idle (upgrade potential)

Concrete floors, minimal finish, flexible processing layout

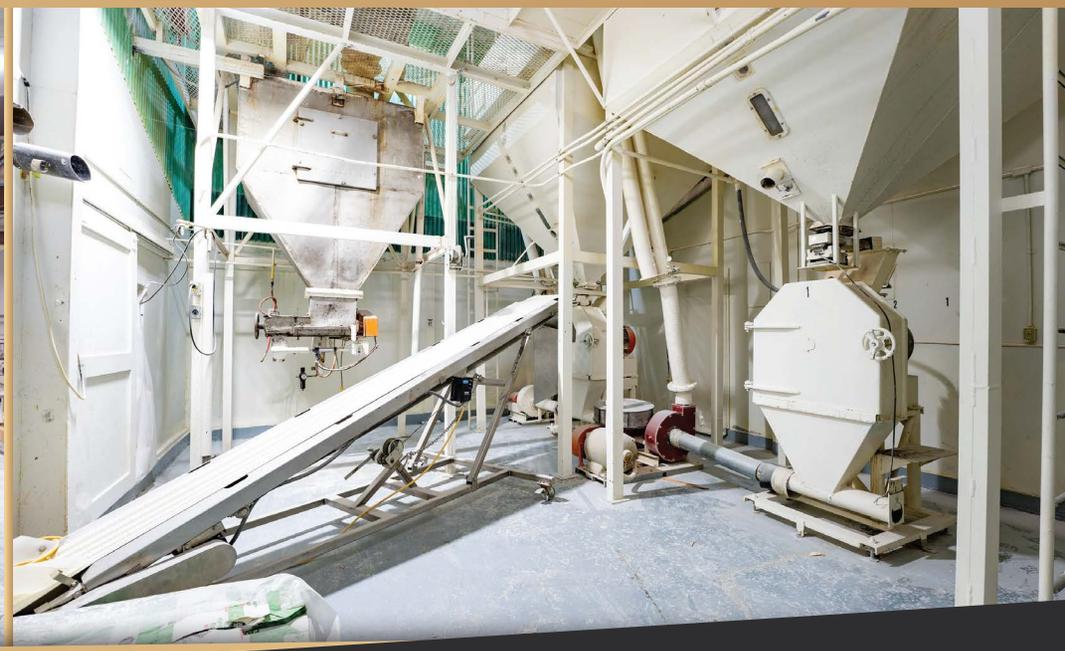
Ideal for specialty grain, seed, or ingredient processing







INTERIOR PHOTOS



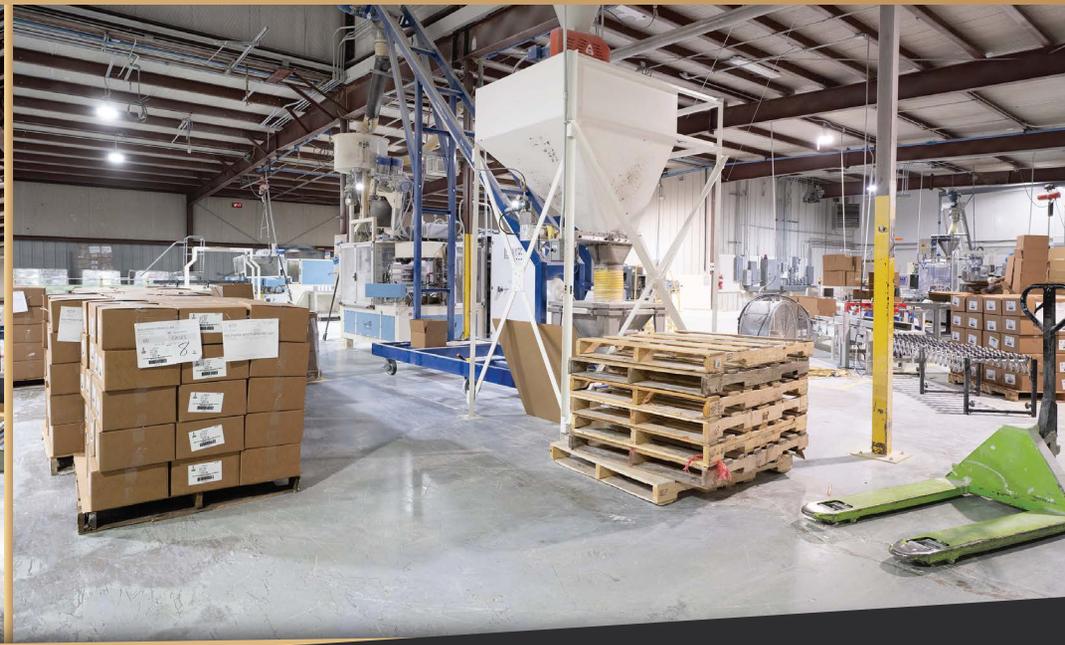


INTERIOR PHOTOS





INTERIOR PHOTOS





Whole Wheat Flours

Premium whole grain options (pastry, hard white, hard red, hi-gluten) with targeted protein 8–15%, ideal for breads, bagels, tortillas, and mixes.



Soft Wheat Flours

Refined soft wheat flours (7–10.5% protein) for pastries, pies, cookies, snacks—available with bleaching, enzyme, malt, or enrichment options.



Hard Wheat Flours

Versatile hard wheat flours (10–13.6% protein) including all-purpose, bread, tortilla, high-gluten, and noodle flours to suit a range of bakery and culinary applications.



Baking Mixes

A collection of standard and custom pancake, brownie, cake, muffin, and bread mixes—formulated for performance and packaged for retail, foodservice, or manufacturing.

Greenfield Milling is a vertically integrated supply partner specializing in milling, blending, and private-label packaging of flours and mixes. They serve bakeries, food manufacturers, co-packers, and brands across the U.S.



Capabilities Snapshot

From idea to shelf, Greenfield Milling powers your supply chain with:

01 Sourcing

We do all we can to work with local farmers to source quality grains and support local agriculture.

02 Milling

Wheat is cleaned, tempered, milled, and sifted to create spec focused quality driven flours.

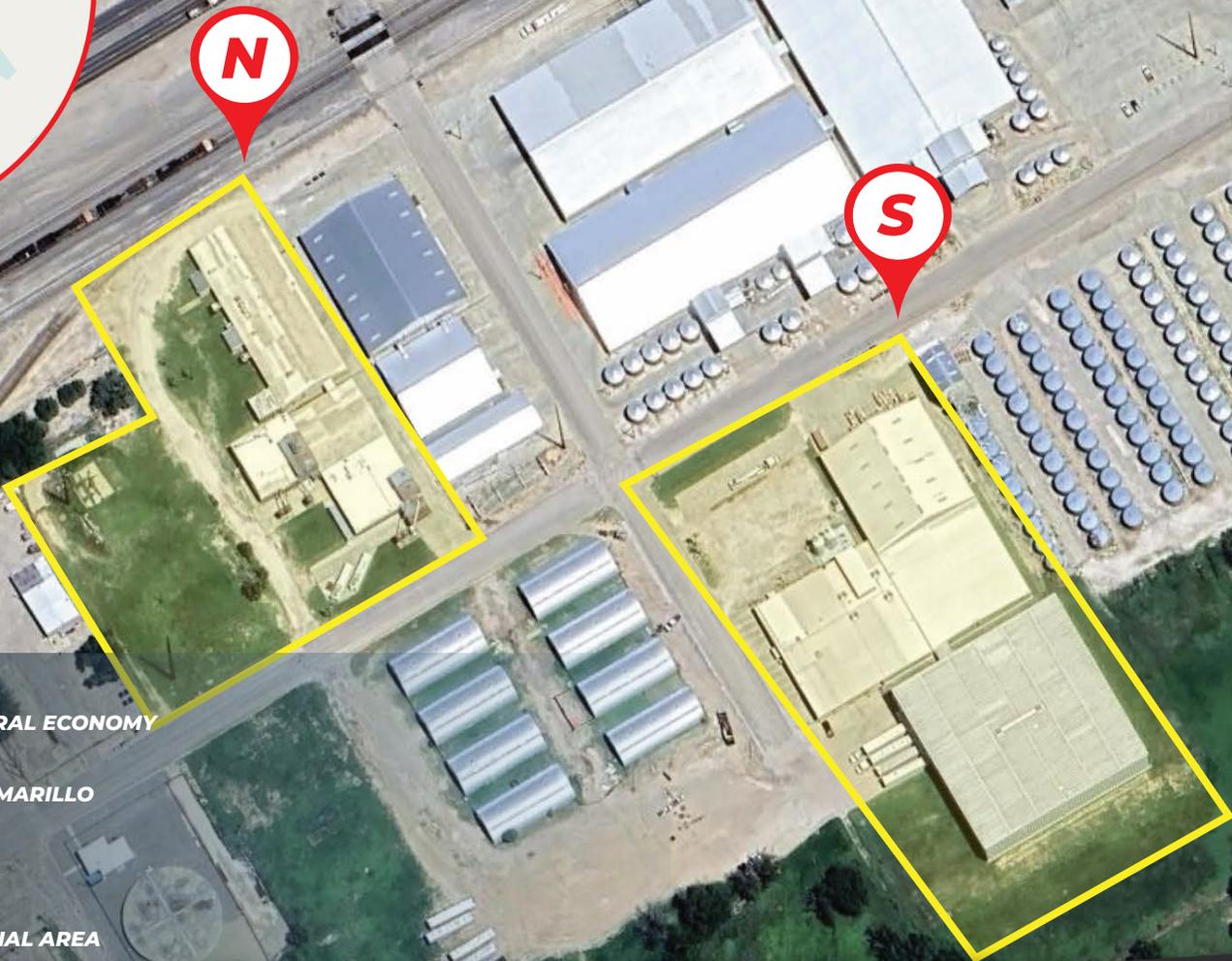
03 Blending

In-house R&D creates specialty mixes, from protein-enriched formulas to gluten-free.

04 Packaging

From 2,000lb totes to 16oz retail pouches, we co-pack for food production and store shelves.

LOCATION MAP



- ✓ **LOCATED IN A STRONG AGRICULTURAL ECONOMY**
- ✓ **APPROXIMATELY 30 MILES FROM AMARILLO**
- ✓ **CONVENIENT ACCESS TO I-27**
- ✓ **AGRICULTURE-FOCUSED COMMERCIAL AREA**

SALE COMPS

	1201-1221 S Renaissance Blvd NE Albuquerque, NM	Date Sold - 10/23 Sale Price - \$7,400,000 RBA - 44,248	Price/SF - \$167.24/SF Building Type - 3 Star Industrial Warehouse Year Built - 1994
	14849 I-20 Odessa, TX	Date Sold - 3/25 Sale Price - \$4,915,283 RBA - 37,034	Price/SF - \$132.72/SF Building Type - Industrial Warehouse Year Built - 2024
	900 64th St NW Albuquerque, NM	Date Sold - 2/24 Sale Price - \$11,392,260 RBA - 52,734	Price/SF - \$216.03/SF Building Type - 3 Star Truck Terminal Year Built - 1967
	11301 S Interstate 44 Service Rd Oklahoma City, OK	Date Sold - 11/25 Sale Price - \$6,500,000 RBA - 46,746	Price/SF - \$139.05/SF Building Type - 3 Star Manufacturing Year Built - 1980
	2009 S Broadway St Moore, OK	Date Sold - 9/23 Sale Price - \$4,255,218 RBA - 48,450	Price/SF - \$87.83/SF Building Type - 3 Star Industrial Warehouse Year Built - 1999
	519 N Kentucky Ave Oklahoma City, OK	Date Sold - 8/23 Sale Price - \$2,900,000 RBA - 39,860	Price/SF - \$72.75/SF Building Type - 2 Star Industrial Warehouse Year Built - 1948

	<p>3601 S Treadaway Blvd Abilene, TX</p>	<p>Date Leased - 1/25 Starting Rent - \$6.85/NNN SF Leased - 49,900 SF</p>	<p>Lease Term - N/A Property Type - Industrial Year Built - 1976</p>
	<p>4308 E County Rd 45 Midland, TX</p>	<p>Date Leased - 3/23 Starting Rent - \$9.68/NNN SF Leased - 43,380 SF</p>	<p>Lease Term - 1 Year Property Type - Industrial Year Built - 2015</p>
	<p>3906 MLK Jr. Boulevard Lubbock, TX</p>	<p>Date Leased - 10/24 Starting Rent - \$12.00/NNN SF Leased - 54,650 SF</p>	<p>Lease Term - N/A Property Type - Industrial Year Built - 1967</p>
	<p>3600 S Thomas Rd Oklahoma City, OK</p>	<p>Date Leased - 1/25 Starting Rent - \$7.50/NNN SF Leased - 42,050 SF</p>	<p>Lease Term - N/A Property Type - Industrial Year Built - 1981</p>
	<p>1921 Girard Blvd SE Albuquerque, NM</p>	<p>Date Leased - 11/23 Starting Rent - \$8.75/NNN SF Leased - 44,350 SF</p>	<p>Lease Term - 10 Years Property Type - Industrial Year Built - 1981</p>
	<p>108-116 Slaton Rd Lubbock, TX</p>	<p>Date Leased - 9/23 Starting Rent - \$6.00/NNN SF Leased - 60,871 SF</p>	<p>Lease Term - N/A Property Type - Industrial Year Built - 1955</p>



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.