

# Goodman Distribution, Inc.

205 Exchange St | West Monroe, LA 71292



Subject Property



PRICE:  
**\$3,900,000**



CAP RATE:  
**7.50%**

**VIEW OFFERING  
MEMORANDUM**



## **STRONG PARENT CREDIT**

Subsidiary of Daikin Industries, Ltd.  
A2 Credit Rating | \$31.3B+ Annual Revenue



## **RECENT BUILD-TO-SUIT**

Constructed in 2020



## **MINIMAL LANDLORD RESPONSIBILITY**

Passive NN Lease Structure



## **2.00% ANNUAL INCREASES**

7.80% Avg Cap Rate Over Base



## **IN-DEMAND MARKET**

Active Development Pipeline  
Industrial Vacancy Lowest Since 2018



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