

Ascension  Corporate
Real Estate
Advisory



Tri-State Industrial Supply Company | Sale Leaseback
Opportunity Teaser

Company Headquarters & Industrial Flex / Warehouse

Sale Leaseback Investment Portfolio
Louisiana & Oklahoma



Opportunity Summary

Guarantor:	Tri-State Industrial Supply
Number of Locations:	Two
Locations:	Shreveport, LA Colcord, OK
Property Type:	Company Headquarters & Industrial Flex / Warehouse
Total Building Size:	30,930 SF
Total Lot Size:	3.67 AC

Annual Starting Rent
\$304,800

Monthly Rent
\$25,400

Average Rent / SF
\$9.85

Initial Lease Term
15 Years

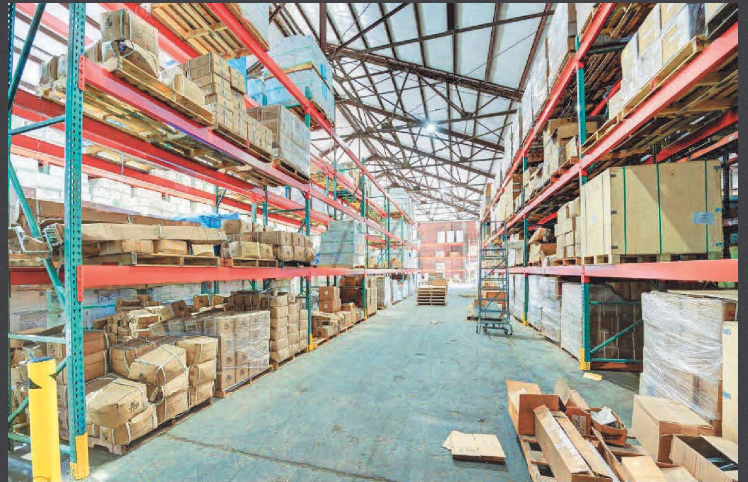
Lease Renewal Options
Four 5-Year

Rent Increases
3% Annually

Landlord Responsibilities
Zero
(Including Roof & Structure)

Lease Structure
Absolute Triple Net

Lease Guarantor
Tri-State Industrial Supply

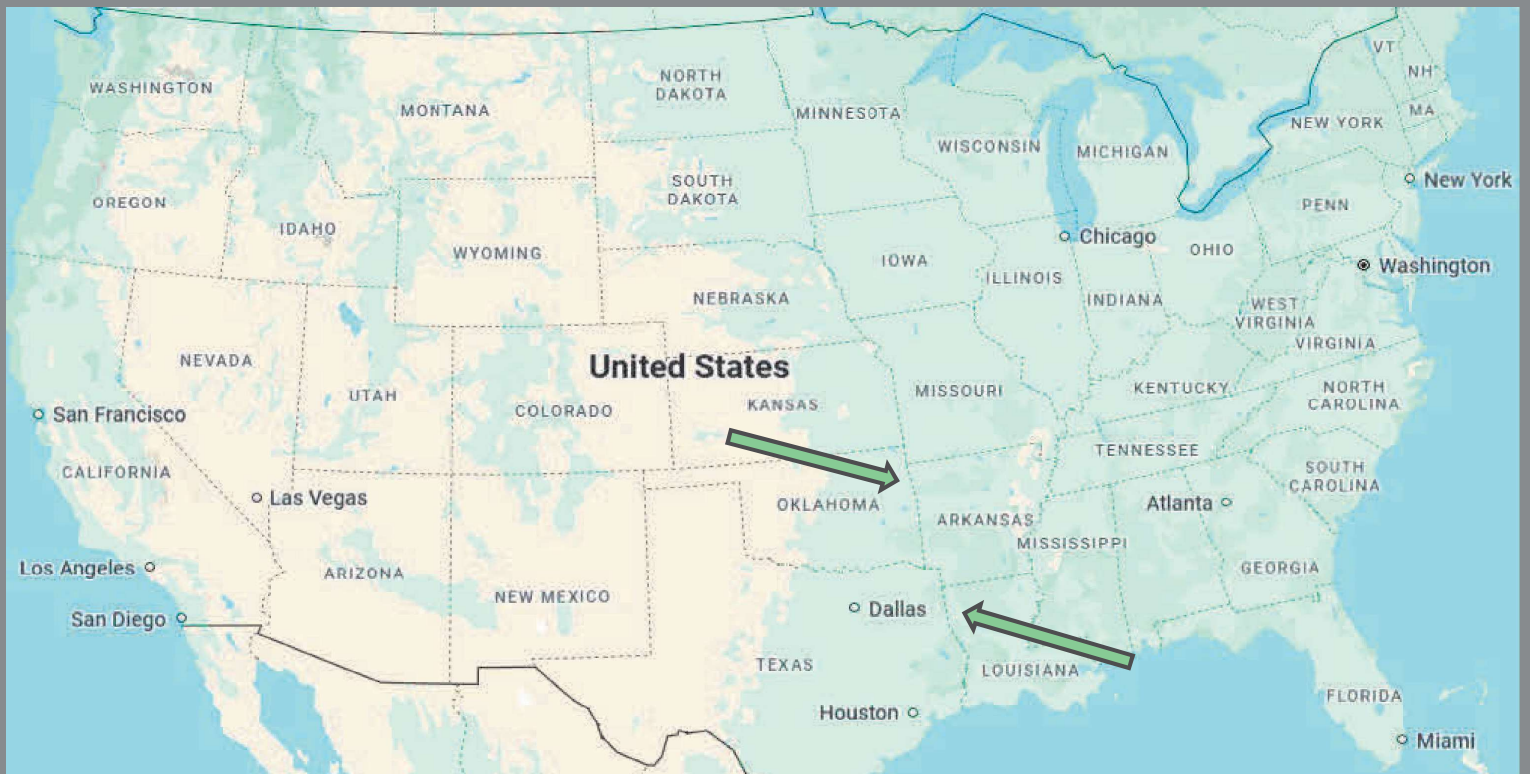


Investment Highlights

- **Leading Regional Distributor with Defensive End Market Exposure** – Tri-State Industrial Supply Company is a regional distributor of industrial and poultry-related maintenance, repair, and operations (MRO) products, serving a diverse base of customers across the Southern United States. The Company operates in highly fragmented and non-discretionary end markets, with demand driven by ongoing maintenance, repair, and replacement activity across industrial facilities and poultry operations, providing stable and recurring revenue streams.
- **Mission-Critical Distribution Facilities Supporting Last-Mile Delivery** – The portfolio comprises two strategically located sites in Shreveport, Louisiana and Colcord, Oklahoma that collectively support Tri-State's integrated distribution platform. The properties function as a coordinated network of headquarters, primary distribution, and regional fulfillment operations, enabling rapid response times and same-day or next-day delivery to key customers. The Company's service model is highly dependent on proximity to customers and integrated logistics capabilities, making the locations operationally critical and difficult to replicate without disruption. The sites are well-invested and have received over **\$450k in building improvements** and building-related equipment across our properties.
- **Strategically Located Industrial Assets Supporting Regional Distribution** – The **portfolio is strategically located** across Shreveport, Louisiana and Colcord, Oklahoma, **providing access to key industrial, data center, and poultry production markets** throughout the Ark-La-Tex region and Northwest Arkansas corridor. The Shreveport assets benefit from immediate connectivity to I-20, I-49, and I-220, as well as increasing data center-driven economic growth, enabling efficient regional coverage. The Colcord facility is positioned along Highway 412 in close proximity to one of the most concentrated poultry production regions in the United States and the rapidly growing Northwest Arkansas market, anchored by Walmart and Tyson Foods. Together, these **locations support Tri-State's last-mile delivery capabilities** and are **critical to maintaining rapid response times and service levels for its customer base**.
- **Long-Term Absolute Triple-Net (NNN) Lease with Annual Rent Increases** – The Tenant will enter into a new 15-year absolute triple-net (NNN) lease, under which the Tenant is fully responsible for the building structure, maintenance, insurance, real estate taxes, and all other operating expenses, providing the Landlord with a passive, low-maintenance investment. The lease will include annual rent escalations of 3%.

Portfolio Overview

#	ADDRESS	TOTAL BUILDING SF	SITE AC	ANNUAL STARTING RENT	RENT PSF NNN
1	1510, 1530, 1536 Grimmert Drive, Shreveport, LA 71107	26,430	2.67	\$264,300	\$10.00
2	4920 US-412, Colcord, OK 74338	4,500	1.00	\$40,500	\$9.00
Total or Average		30,930	3.67	\$304,800	\$9.85

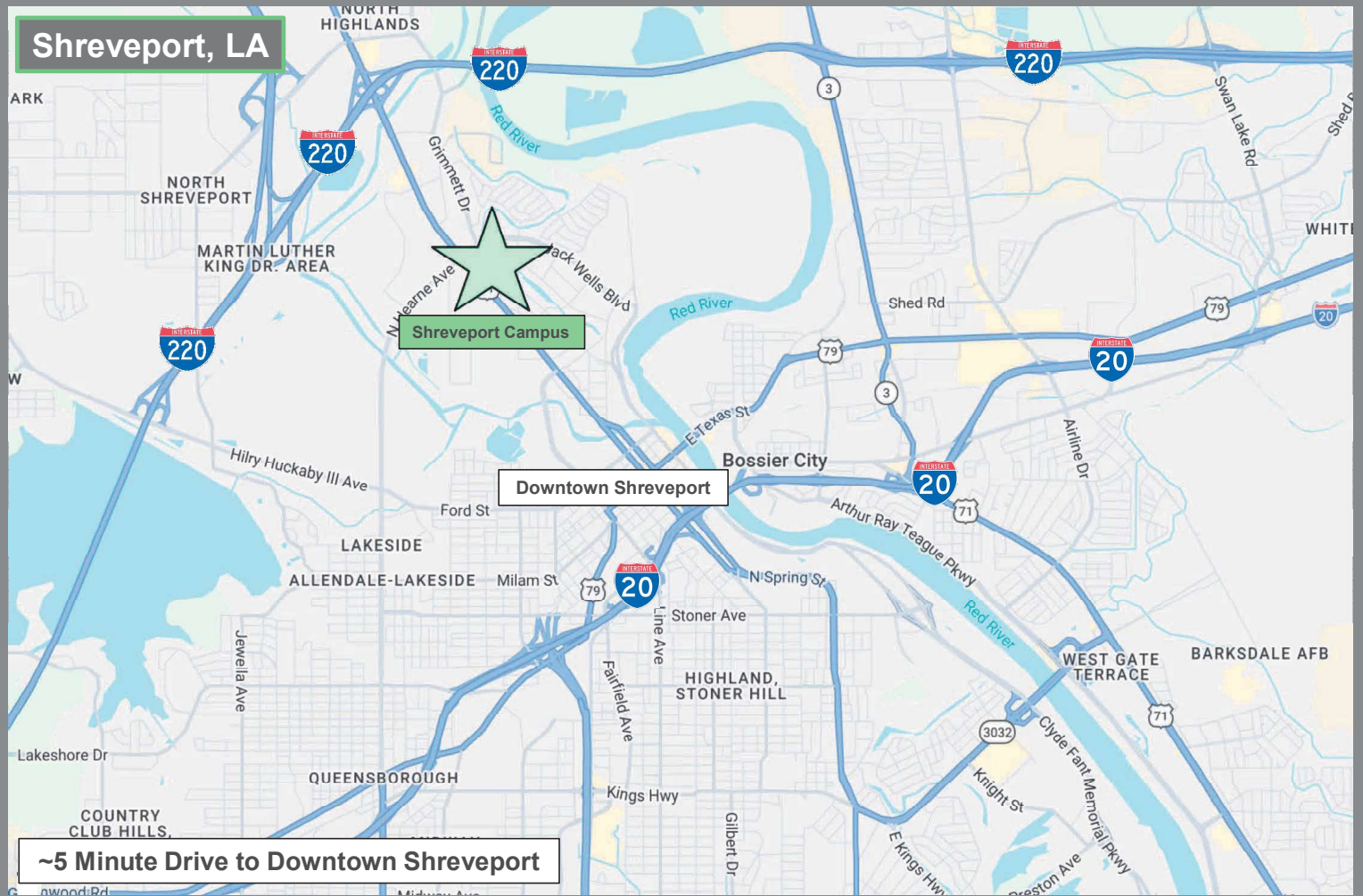


Rent Schedule

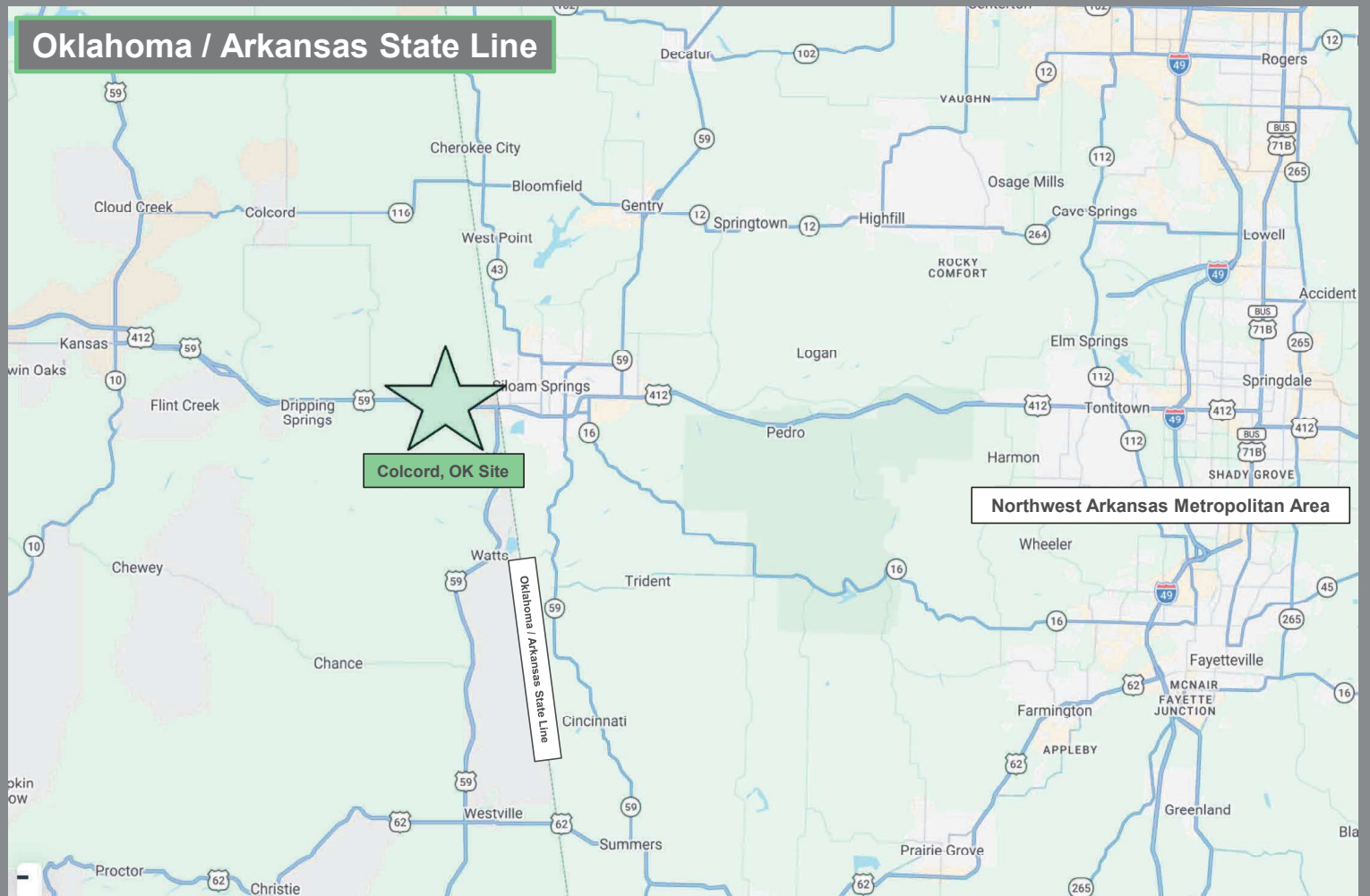
Period	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$304,800	\$25,400	-
Year 2	\$313,944	\$26,162	3.00%
Year 3	\$323,362	\$26,947	3.00%
Year 4	\$333,063	\$27,755	3.00%
Year 5	\$343,055	\$28,588	3.00%
Year 6	\$353,347	\$29,446	3.00%
Year 7	\$363,947	\$30,329	3.00%
Year 8	\$374,866	\$31,239	3.00%
Year 9	\$386,112	\$32,176	3.00%
Year 10	\$397,695	\$33,141	3.00%
Year 11	\$409,626	\$34,135	3.00%
Year 12	\$421,914	\$35,160	3.00%
Year 13	\$434,572	\$36,214	3.00%
Year 14	\$447,609	\$37,301	3.00%
Year 15	\$461,037	\$38,420	3.00%



Portfolio Map



Portfolio Map



Facility Overview – 1510, 1530, 1536 Grimmert Drive



Address:	1510, 1530 and 1536 Grimmert Drive, Shreveport, LA 71107
Site-Level Rent:	\$264,300
Rent PSF NNN:	\$10.00
APN:	181423-048-0010-00 181423-048-0002-00
Campus Building Size:	26,430 SF
Campus Lot Size:	2.67 AC
Construction Year:	1980 / 2022

Operational Overview

1510, 1530, and 1536 Grimmert Drive collectively serve as Tri-State Industrial Supply’s **corporate headquarters, operational hub, and primary distribution and fulfillment campus**, supporting the Company’s management, sales, customer service, administrative, inventory management, and logistics functions. The campus is centrally located within Shreveport’s primary industrial corridor with immediate access to I-20, I-49, and I-220, enabling efficient coverage of the broader Ark-La-Tex region and rapid response to key customer accounts. As the Company’s founding location with over two decades of continuous operations, the campus is deeply embedded in Tri-State’s customer relationships and day-to-day operations, housing the majority of the Company’s inventory and supporting high-volume order processing across its product lines. The integrated layout enables seamless coordination between sales, inventory, and logistics operations, while supporting Tri-State’s vendor-managed inventory (VMI) model and same-day / next-day delivery capabilities to key industrial and poultry customers throughout the Shreveport-Bossier market, where speed to customer is a core competitive advantage.

Property Photos – 1510, 1530, 1536 Grimmatt Drive



Property Photos – 1510, 1530, 1536 Grimmatt Drive



Property Photos – 1510, 1530, 1536 Grimmatt Drive



Facility Overview – 4920 US-412



Address:	4920 US-412 Colcord, OK 74338
Site-Level Rent:	\$40,500
Rent PSF NNN:	\$9.00
APN:	0080802
Building Size:	4,500 SF
Lot Size:	1.00 AC
Construction Year:	2006

Operational Overview

The Colcord facility serves as Tri-State's regional distribution hub for the Northwest Arkansas poultry corridor, one of the most concentrated poultry production regions in the United States. Strategically located along Highway 412 near the Arkansas state line, the site provides direct access to major integrators and end-users in Springdale, Fayetteville, Rogers, and Bentonville, supporting efficient last-mile delivery and customer proximity. The facility also functions as a central inventory node within Tri-State's broader distribution network, facilitating inventory balancing and intercompany transfers across its multi-state platform and reinforcing its importance within the Company's overall logistics infrastructure.

Property Photos – 4920 US-412



Company Overview

Tri-State Industrial Supply Company



The **Tri-State Industrial Supply Company** is a regional distributor of industrial and poultry-related maintenance, repair, and operations (MRO) products, serving customers across the Southern United States. Founded in 1999 and headquartered in Shreveport, Louisiana, the Company operates a multi-site platform supporting both local and multi-state customers through a broad catalog of 24,000+ SKUs. Tri-State operates through two primary business lines: a poultry-focused master distribution business serving a nationwide network of distributors, and an industrial division providing vendor-managed inventory and direct supply solutions to manufacturers and service providers, supported by a high-touch service model and rapid fulfillment capabilities.

Company Founded	1999
Customers	180+
SKUs	24,000+

Highly diversified industrial distributor with recurring demand driven by mission-critical, low-cost products and long-standing customer relationships.



Real Estate Market Overview

Shreveport, LA | [Industrial Market](#)

Shreveport, Louisiana is a key industrial and logistics hub within the Ark-La-Tex region, located at the intersection of Louisiana, Texas, and Arkansas. The Shreveport–Bossier City MSA has a population of approximately 400,000 and serves as the primary commercial and distribution center for the surrounding tri-state area. The market is supported by a diverse economic base including manufacturing, energy, and logistics, with major employers such as Amazon, UPS, AT&T, General Electric, and SLB.

Positioned along the I-20 corridor and supported by I-49 and I-220, Shreveport provides efficient regional connectivity across the Southern United States. This infrastructure, combined with a low-cost operating environment and stable labor pool, continues to support steady demand for warehouse, distribution, and flex industrial space.

Data center investment is emerging as a key growth driver. Amazon recently announced a \$12 billion data center development across Caddo and Bossier Parishes, and SLB is expanding its Shreveport operations with a \$30 million investment and approximately 600 new jobs. These local investments align with broader statewide momentum, including Meta’s nearly \$30 billion data center development in Northeast Louisiana. Louisiana is quickly establishing itself as a leading data center market, with Shreveport positioned to benefit from increasing demand and a strengthened long-term growth outlook.

Market Snapshot

725 Thousand

12 Mo Net Absorption

40.4 Million SF

Total Industrial Inventory

\$2 Billion

2026 Industrial GDP



Northwest Arkansas | [Industrial Market](#)

Northwest Arkansas is one of the fastest-growing regions in the U.S., anchored by major corporate headquarters including Walmart and Tyson Foods and supported by a strong Fortune 500 presence. Sustained population and economic growth continue to drive demand for industrial, logistics, and distribution space across the region.

The market is further supported by the expansion of the poultry industry, a key economic driver with growing national demand. The Colcord, Oklahoma location is well positioned to capture this growth, offering strategic access to Northwest Arkansas with a cost-advantaged profile that supports continued tenant demand and long-term upside.

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Contact

Ascension Deal Team:



Chelsea Mandel
Managing Director

(516) 850-6962
chelsea@ascensionadvisory.com



Doug Carey
Head of Underwriting

(216) 533-0499
doug@ascensionadvisory.com



Broker of Record **Brian Brockman**
Bang Realty, Inc & Bang Realty – Oklahoma Inc
(513) 898-1551 bor@bangrealty.com

LA Lic. BROK.0995684990-ASA | CORP.Lic. BROK.995684693-CORP
OK Lic. 177814 | CORP.Lic. 177813