

INDUSTRIAL OUTDOOR STORAGE FAIRFIELD, TEXAS



(Formerly Windstream Communications)

6,662 Square Feet • 4.73 Acres



\$1,456,975 | 8.00% Cap Rate (8.32% Blended Cap Rate)

INVESTMENT HIGHLIGHTS

- Recently Renewed Lease with Kinetic
(Fiber Provider Owned by Uniti Group, Inc. - 2024 Revenue ~\$1.667B)
- Annual Rent Increases
- Recent Expansion to the Laydown Yard
- I-45 Corridor Between Dallas and Houston

CONTACT

PATRICK DOHERTY

(512) 338-7855

patrick.doherty@marcusmillichap.com

