



Offering Summary

Sale Price:	\$2,850,000
Building Size:	16,405 SF
Lot Size:	10 Acres
Price / SF:	\$173.73
Year Built:	2019

Location Overview

This industrial property offers approximately 785 feet of frontage along Aqua Drive, strategically positioned just off I-20 at Exit 33, near the intersection of Highway 3227 and Highway 157. Located north of Hwy 3227, the site benefits from excellent access to major transportation routes, making it ideal for logistics, distribution, or light manufacturing operations.

Property Type	Investment
Property Subtype	Industrial
Building Size	16,405 SF
Lot Size	10 Acres
Year Built	2019
Number of Buildings	2

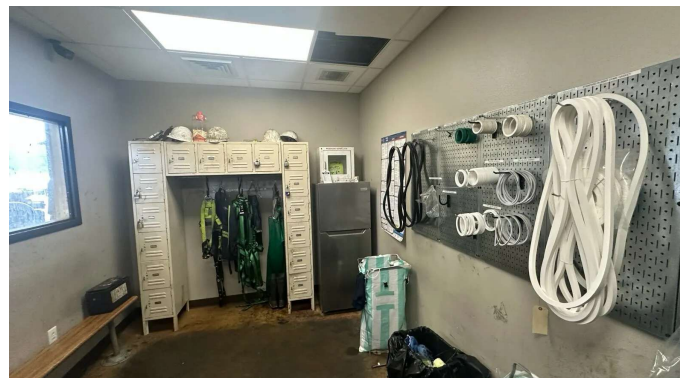
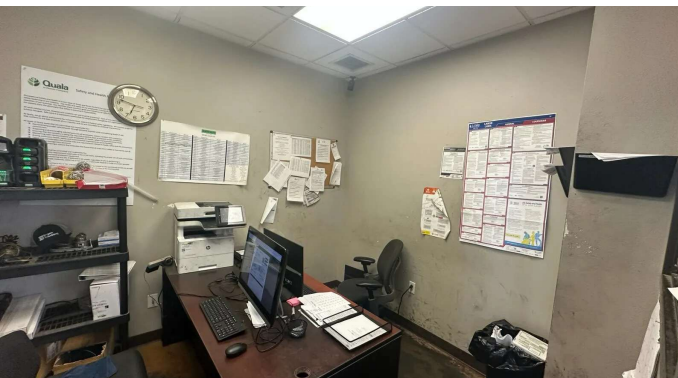
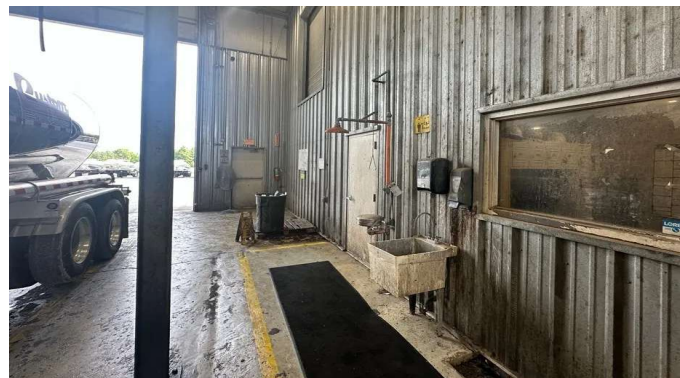
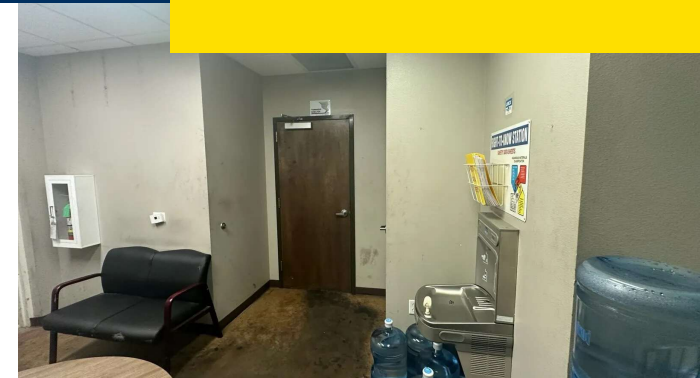
Investment opportunity truck and container wash facility leased to Quala Wash, national credit operator of tanker trailer washing and repair. The facility was constructed in 2019+/- and consists of a 16,405 square foot metal walled/steel framed building on approximately ten acres - 22,000+/- square feet of concrete parking for automobiles and 250,000+/- square feet of rock parking and yard for tanker trailers.

The building has 2,038+/- square feet of office, which is comprised of reception, four offices, storage room, break room, restroom and a drivers' lounge with restrooms/showers. There is mezzanine storage above the office area. The service/warehouse area contains 11,883+/- square feet of climate-controlled area and there is a separate truck wash shed area containing approximately 2,484 square feet. 24' sidewall height in service/warehouse area of the building. There are eight 14' x 18' overhead grade level doors (four drive thru bays), three 12' x 14' overhead doors and one 7' x 9' overhead door in the service/warehouse area. Separate areas for wastewater treatment plant, wastewater lab and vats and pump room. Outside tank containment area.

Conveniently located just off I-20 at the I-20/Hwy. 3227 interchange. Property has approximately 785 feet fronting Aqua Drive.

The lease commenced January 2022 and expires December 31, 2031. The property is being marketed at a 8.38% cap rate. Current rent is \$20,420.00 per month. Please contact agent for more information.



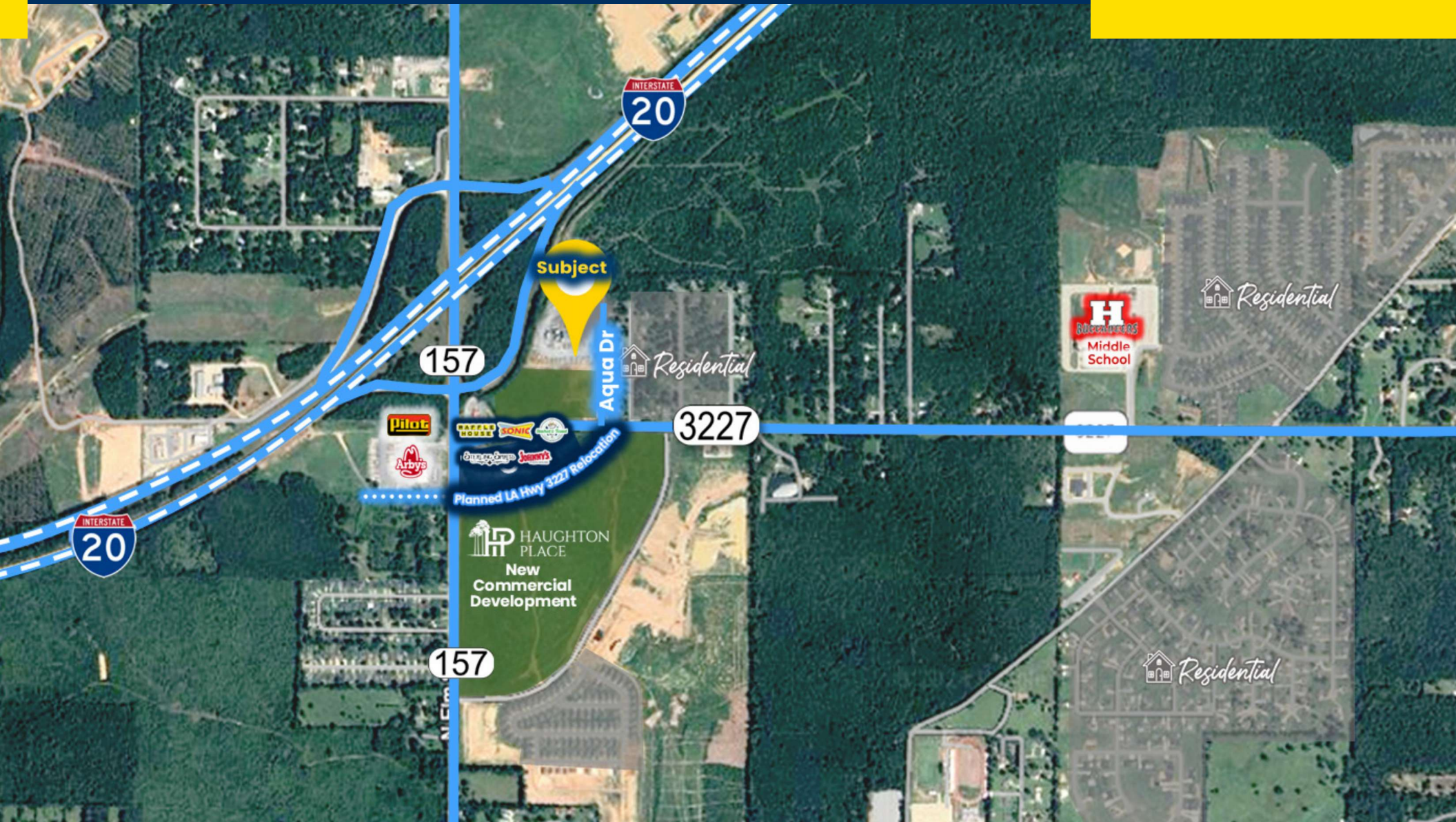


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