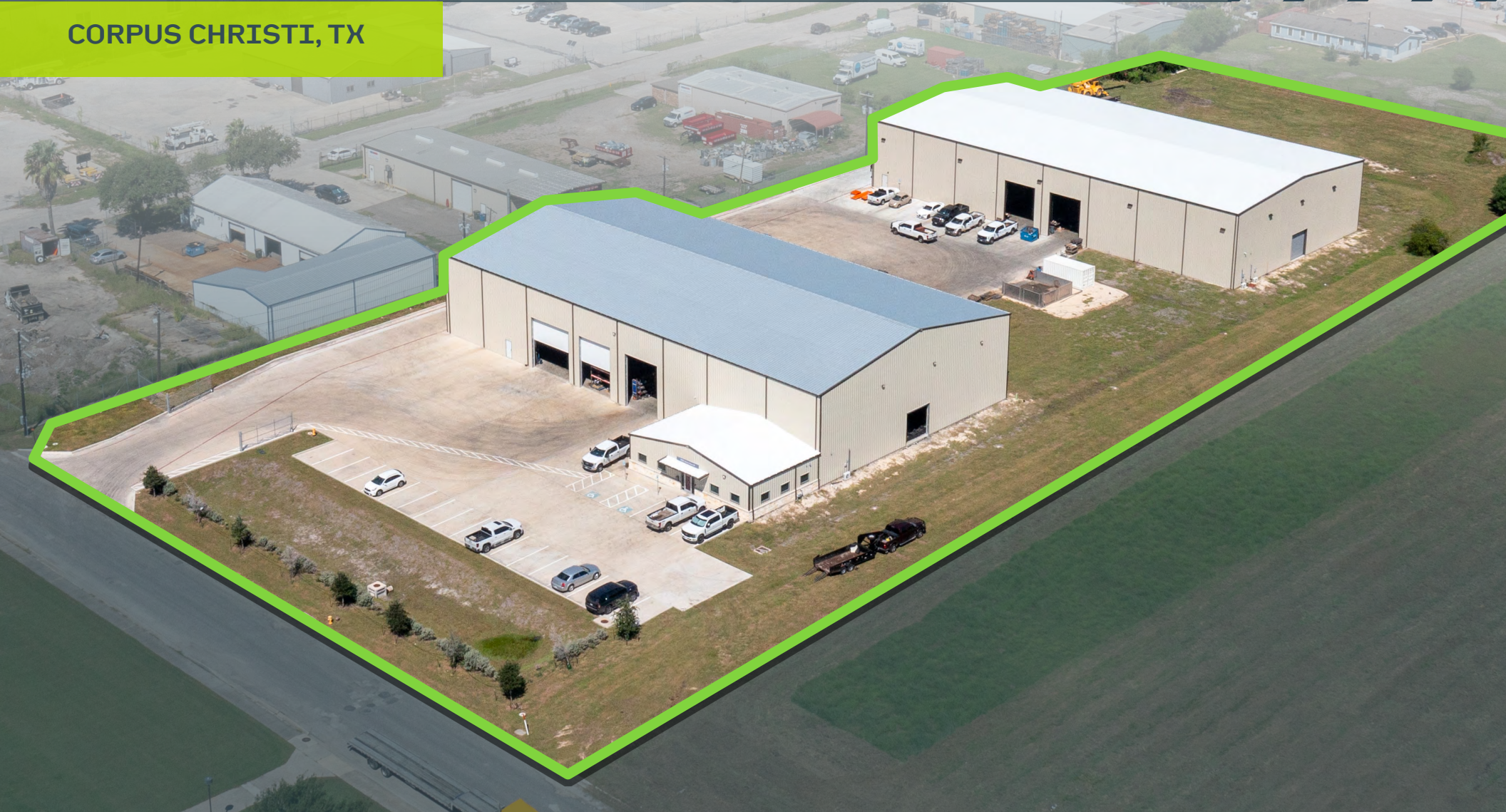


4202 SANTA ELENA ST

CORPUS CHRISTI, TX



**100%
LEASED**

**ABSOLUTE NNN
LEASE STRUCTURES**

**7.3 YEAR
AVG WALT**

**CRANE SERVED
INDUSTRIAL FACILITY**



Building Features

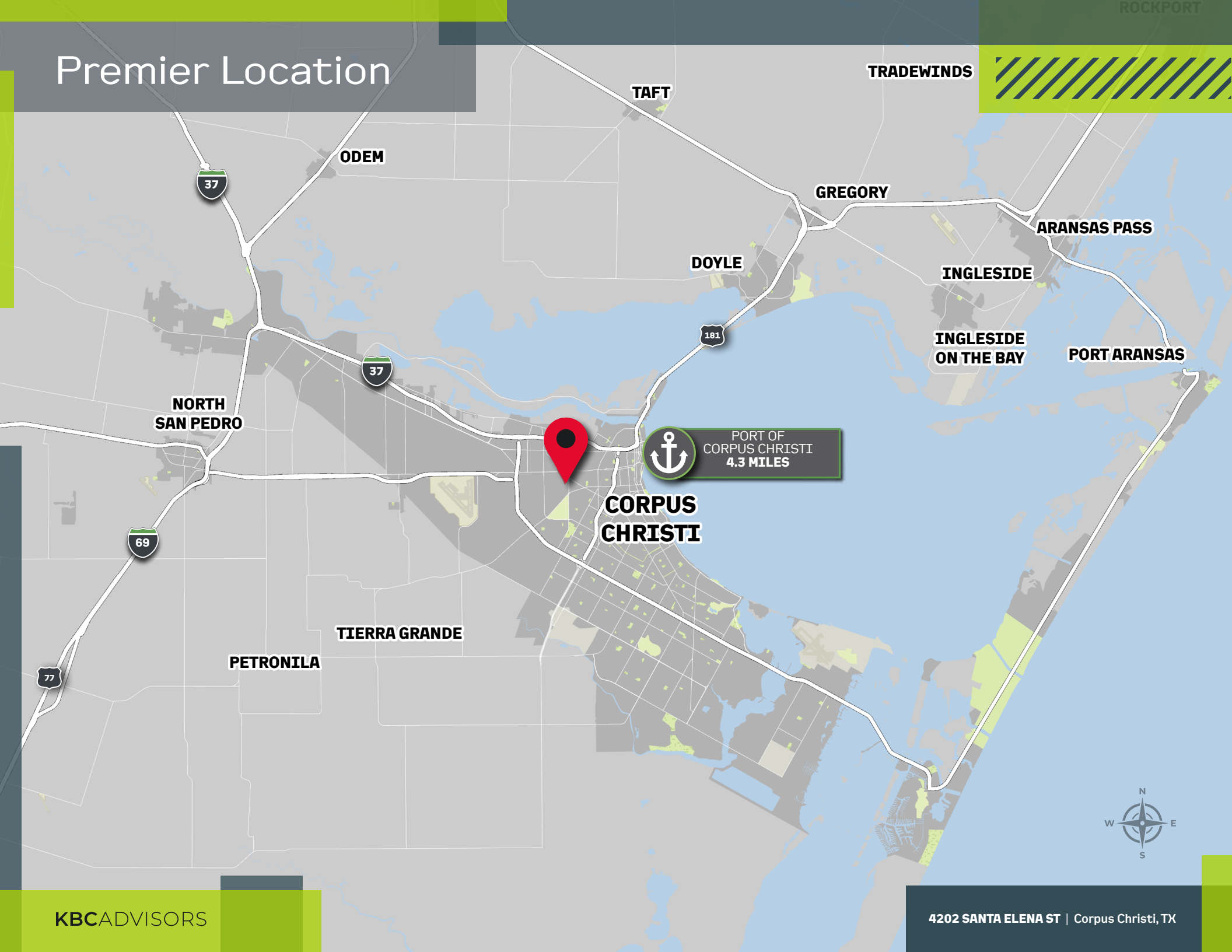


Investment Overview	BUILDING 1	BUILDING 2	TOTAL / WEIGHTED AVERAGE
Building Address	4202 Santa Elena I	4202 Santa Elena II	4202 Santa Elena I & II
Year Built	2021	2023	
Land AC	±2	±1.83	±3.83
Building Square Feet	20,846	19,000	39846
Overhead Cranes	One, 15-ton	One, 25-ton	
Rent PSF/MO (as of 1/1/25)	\$1.94	\$1.73	\$1.84
Rent Escalations	3.00%	3.00%	3.0%
Lease Start	11/1/2021	12/1/2023	
Remaining Lease Term (as of 1/1/25)*	4.8 Years	9.9 Years	7.3 Years

*Ability to extend term before closing.



Premier Location



PORT OF
CORPUS CHRISTI
4.3 MILES

**CORPUS
CHRISTI**





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