

Goodman

735 E. Heil Ave | El Centro, California 92243



Subject Property



PRICE:
\$4,256,431



CAP RATE:
6.50%

**VIEW OFFERING
MEMORANDUM**



STRONG PARENT CREDIT
Subsidiary of Daikin Industries, Ltd.



ANNUAL INCREASES
6.63% Avg. Cap Over Base



**MINIMAL LANDLORD
RESPONSIBILITY**
NN Lease Structure



RECENT BUILD-TO-SUIT
Constructed in 2019



**STRONG LOGISTICS
LOCATION**
Located Near Several Major Highways
(I-8 and SR 86)



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