

East Hines Warehouse Investment Teaser

±55,000 SF Single Tenant Industrial Warehouse - 2828 Nagle Street, Dallas, TX 75220



Executive Summary

Property Description

Address	2828 Nagle Street, Dallas, TX 75220
Size	±55,000 SF (±5,000 SF Metal Storage NOT included in RBA)
Site Area	±2.61 Net Acres
Assessor Parcel Number	00-00043-355-200 (Dallas County)
Year Built / Renovated	1951/ 2020
Office Space Percentage	7%
Zoning	IR - Industrial Research

Financial Highlights

Asking Price	\$3,725,000 (\$67.73/SF)
Cap Rate	7.26%
NOI	\$270,454
Offer Submissions	The ownership intends to respond to offers when received on a first come, first served basis. Offers should be addressed to Avison Young.

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Property Highlights

- Long-term single tenant NNN lease with over 8.5 years remaining
- Annual 3% increases and two 5-year extension options
- DalMex Recycling has occupied since 2009 and renewed for 10-years in 2019
- Approximately 20% Below Market Rent; in addition, property generates rail storage income
- Less than 3 miles from Love Field Dallas Airport
- Desirable Dallas industrial submarket with low historic vacancy rates
- Directly across from Clark Dietrich Building Systems, one of the largest producers of aluminium studs

Property Details

Foundation	Concrete slab
Structural Frame	Steel frame
Exterior Walls	Brick
Roof	Built-up composition Upon Sale, seller will provide 5-year roof warranty
Clear Height	16 Feet
Dock Height Loading Doors	6
Drive-in Doors	3
Ramps	2
HVAC	Office only. Tenant responsibility.
Sprinklers	Yes
Floors	1
Power	2,000 AMP of 3 Phase Power
Additional Equipment	Weight Scale & Two (2) Bailers
Metal Building Dimensions	100 ft. x 53 ft.

Subject Property

