

# FOR SALE NNN LEASE

## AMERICAN TIRE DISTRIBUTORS FACILITY

1301 South Navigation Boulevard | Corpus Christi, Texas 78405

OFFERING PRICE: \$5,325,000



### PROPERTY INFORMATION

#### PROPERTY DESCRIPTION:

The Property is located at 1301 South Navigation Boulevard with frontage on S. Navigation, Bear Lane and Cliff Maus Drive. The location offers easy access to S. Padre Island Drive (S. H. 358). This newly constructed 80,000 SF building is situated on 5.56 ACRES and is leased by American Tire Distributors, Inc., the largest independent tire distributor in the USA.

<b>BUILDING AREA:</b>	80,000 SF
<b>NET OPERATING INCOME:</b>	\$ 419,600
<b>CAP RATE:</b>	7.9 %
<b>LEASE TERM:</b>	15 YEARS NNN
<b>SALES PRICE:</b>	\$ 5,325,000



### FOR MORE INFORMATION



**Burriss W. McRee, CPM®, CCIM**

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

Email: burris@gulftex.com

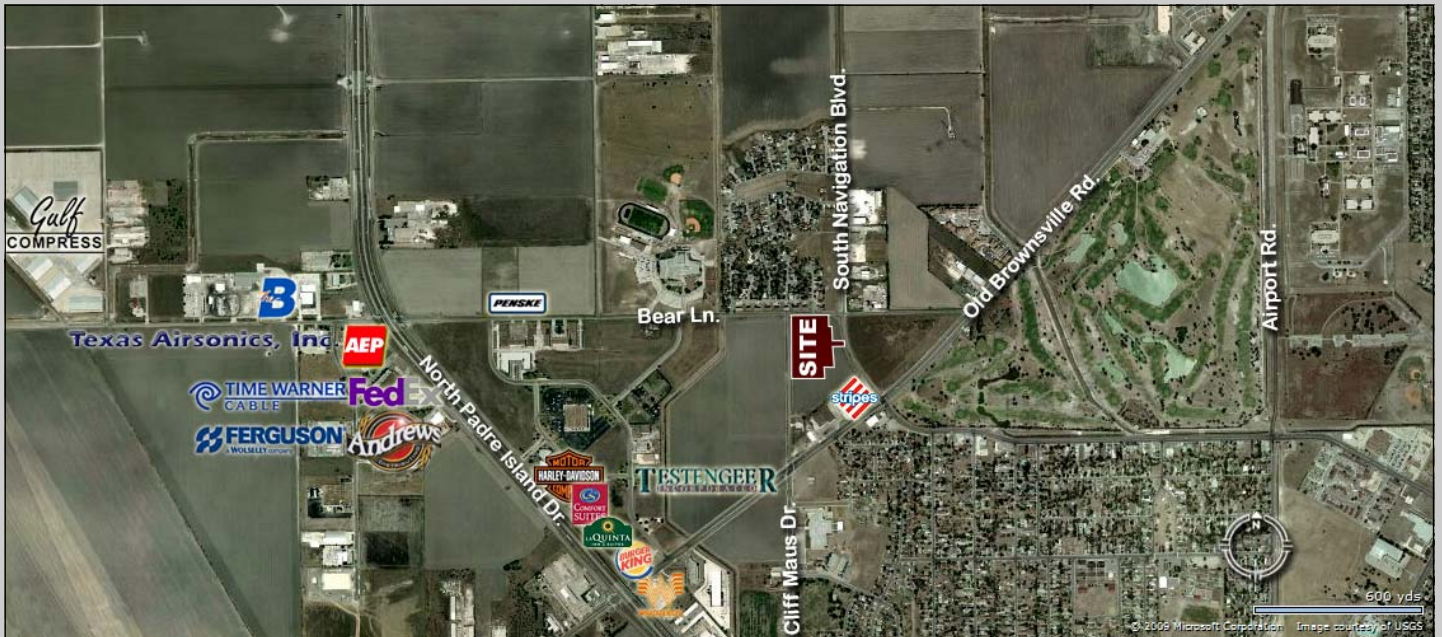
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# AERIAL VIEW

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