

NET LEASE INVESTMENT
 1313 N Interstate 35 E | Waxahachie, Texas 75165

New Sunbelt Rentals



- New 10 Year Lease with Sunbelt Rentals
- Annual NOI \$270,000
- 5.75% CAP Rate
- Building Size: Approximately 12,600 SF
- Lot Size Approximately 3.095 Acres
- Steel/Brick Construction
- City Utilities
- Excellent Ingress/Egress
- Annual Rent Escalations in Primary Term & Renewal Options
- Two 5-Year Renewal Options
- Built in 2012/Completely Remodeled in 2022
- New High Density Fire Suppression System Throughout
- Fenced & Gated Yard Area/Truck Court
- Superior Visibility & Traffic Counts on I-35 Corridor
- Fastest Growing Dallas Outer Perimeter
- Affluent Community with Great Demographics

For Sale \$4,695,000

LANDBRIDGE COMMERCIAL PROPERTIES
 Brokerage | Management | Consulting

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LEASE SUMMARY



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1313 N. Interstate 35 E, Waxahachie, 75165, TX

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MORE INFORMATION

Main

Availability : 2023-01-02

CONVENIENCE: