

Storage + NNN Investment Opportunity



SELF STORAGE ADVISORS

World Wide Storage
+
Tractor Supply Co.

4703 7th St.
Bay City, TX 77414

Presented by:

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Listing Price: \$5,700,000

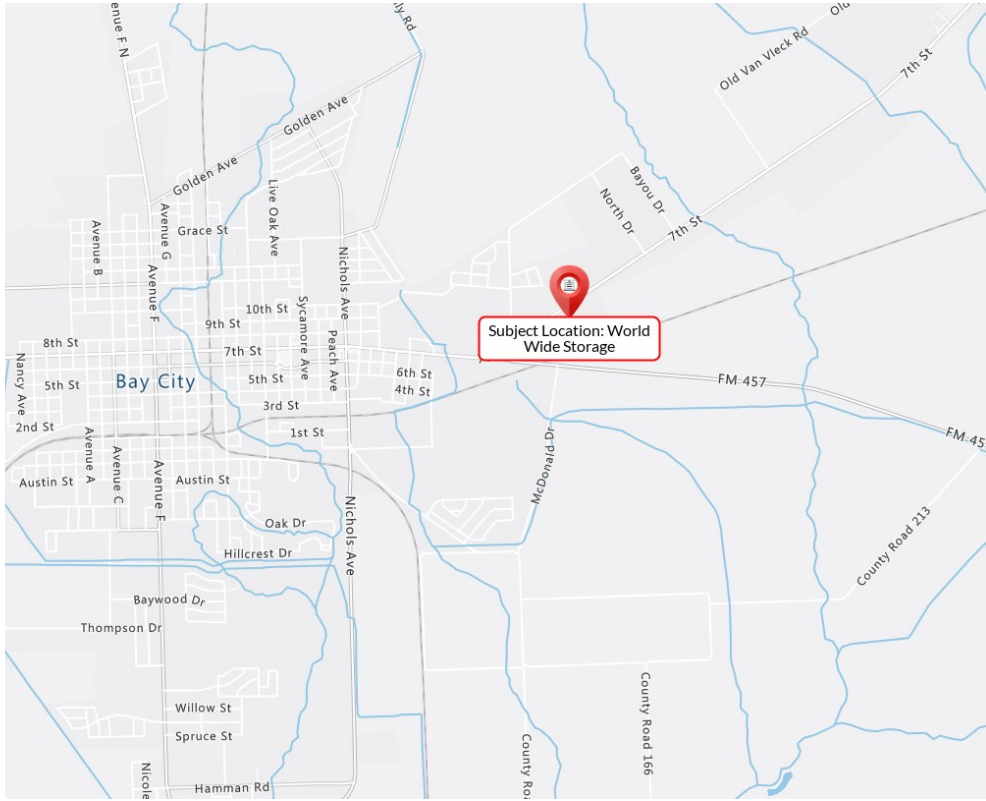
INVESTMENT HIGHLIGHTS

- NEW and best-in-class | 95% climate controlled
- 40,567 SF storage | 26,950 SF single use tenant
- Located on I-35 (main thoroughfare into Bay City)
- Opening date: August 2022 | strong lease-up (54% in one year)
- Tractor Supply Tenant | NNN Lease | S&P Rated BBB | Extensions Until 2040
- High Growth Area

PROPERTY DETAILS

Self Storage NRSF:	40,567
Tractor Supply Tenant SF:	26,950
Number of Units:	375
Acres:	10.83
Economic Occ.	54% (late '22 opening)
Tractor Supply Occ.	100%





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 **BROWNFIELD & ASSOCIATES, LLC**
REAL ESTATE ADVISORY



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