

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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BILL BROWNFIELD, CRE

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Listing Price: \$4,500,000

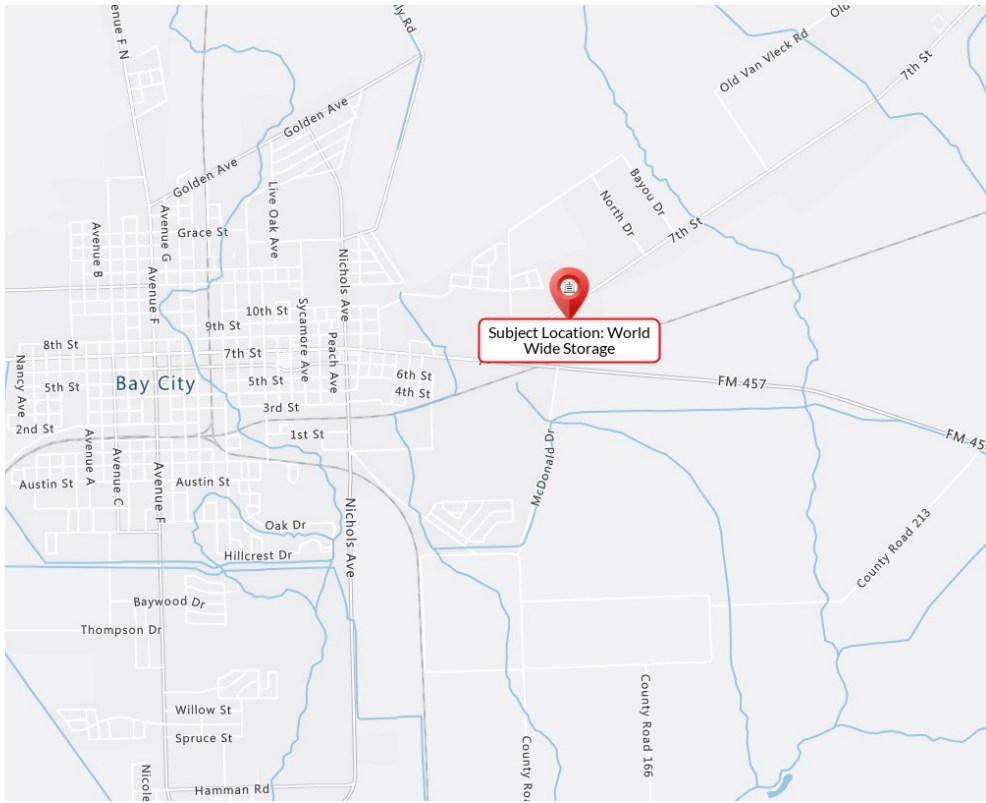
INVESTMENT HIGHLIGHTS

- NEW & Best in Class Stabilized Facility | 95% Climate Controlled
- 40,517 SF Storage | 26,950 SF Single Use Tenant
- Located on I35 (Main Thoroughfare into Bay City)
- Opening Date: August 2022 | 90% Occupancy
- Tractor Supply Tenant | NNN Lease | S&P Rated BBB | Extensions Until 2040
- High Growth Area

PROPERTY DETAILS

Self Storage NRSF:	40,517
Tractor Supply Tenant SF:	26,950
Number of Units:	374
Acres:	10.83
Economic Occ.	90% (since opening late '22)





MLB COMMERCIAL
REAL ESTATE

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



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