

Multi-Tenant Industrial & Office Investment Offering

LA PORTE BUSINESS PARK

FOR SALE | ±40,000 SF ON ±2.11 AC



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LA PORTE BUSINESS PARK

INVESTMENT HIGHLIGHTS

SALE PRICE: INQUIRE WITH BROKER



OCCUPANCY

63%



TENANTS

(11) Tenants

Ranging from
±800 SF to ±5,400 SF



TERM

Mixture of
MTM & Short-Term Leases



ESTIMATED CAP RATE
ON IN PLACE NOI

7.22%



LEASE STRUCTURES

Modified Gross
With Base Years



ESTIMATED CAP RATE
STABILIZED /100% OCCUPANCY

11.24%

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LA PORTE BUSINESS PARK

400 N 10TH STREET

PROPERTY OVERVIEW

400 N 10TH STREET | LA PORTE, TX 77571

- ±20,000 SF (Total)
- (1) ±1,200 SF & (1) ±6,000 SF Spaces Available for Lease
- Mix of Office/Flex Spaces w/ Retail Storefronts
- 4/1000 Parking
- Frontage & High Visibility Along Hwy 146 w/ 116,000 VPD
- Concrete/Steel Construction (Circa 1984)
- New Roof in 2025

 [LINK TO ADDITIONAL IMAGES](#)

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400 N 11TH STREET

146
TEXAS

PROPERTY OVERVIEW

400 N 11TH STREET | LA PORTE, TX 77571

- ±20,000 SF (Total)
- (2) ±1,500 SF & (1) ±3,000 SF Spaces Available for Lease
- Office/Warehouse Spaces
- Grade Level Loading (10'x12' OH Doors)
- 16' Clear-Height
- Metal Construction (Circa 1982)

 [LINK TO ADDITIONAL IMAGES](#)

N 11TH STREET

partners

400 N 10TH STREET

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W. MADISON STREET

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