



KINGPIN
INDUSTRIAL PARK

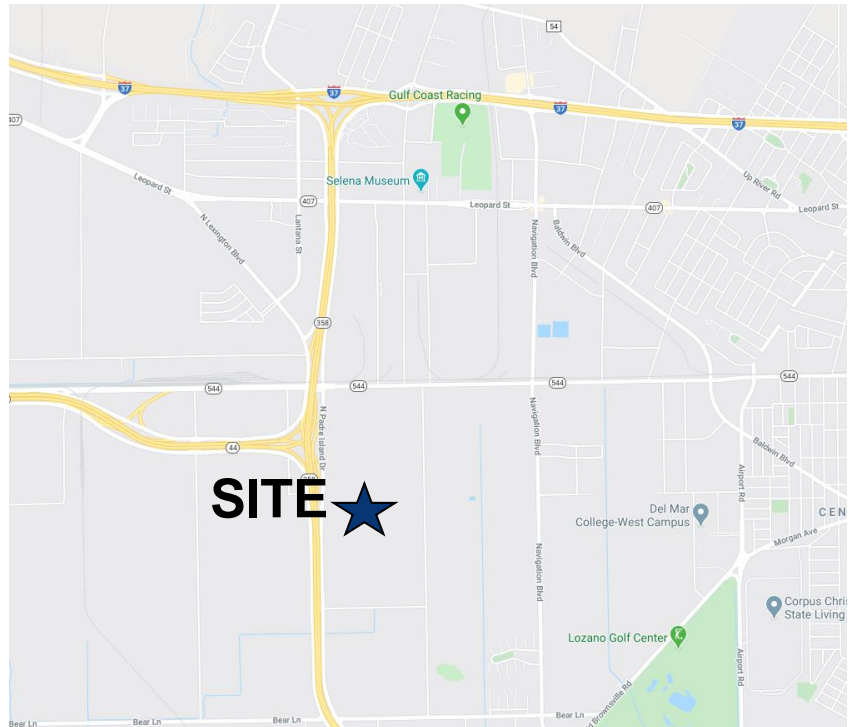


INVESTMENT
PROPERTIES

PROPERTY SUMMARY

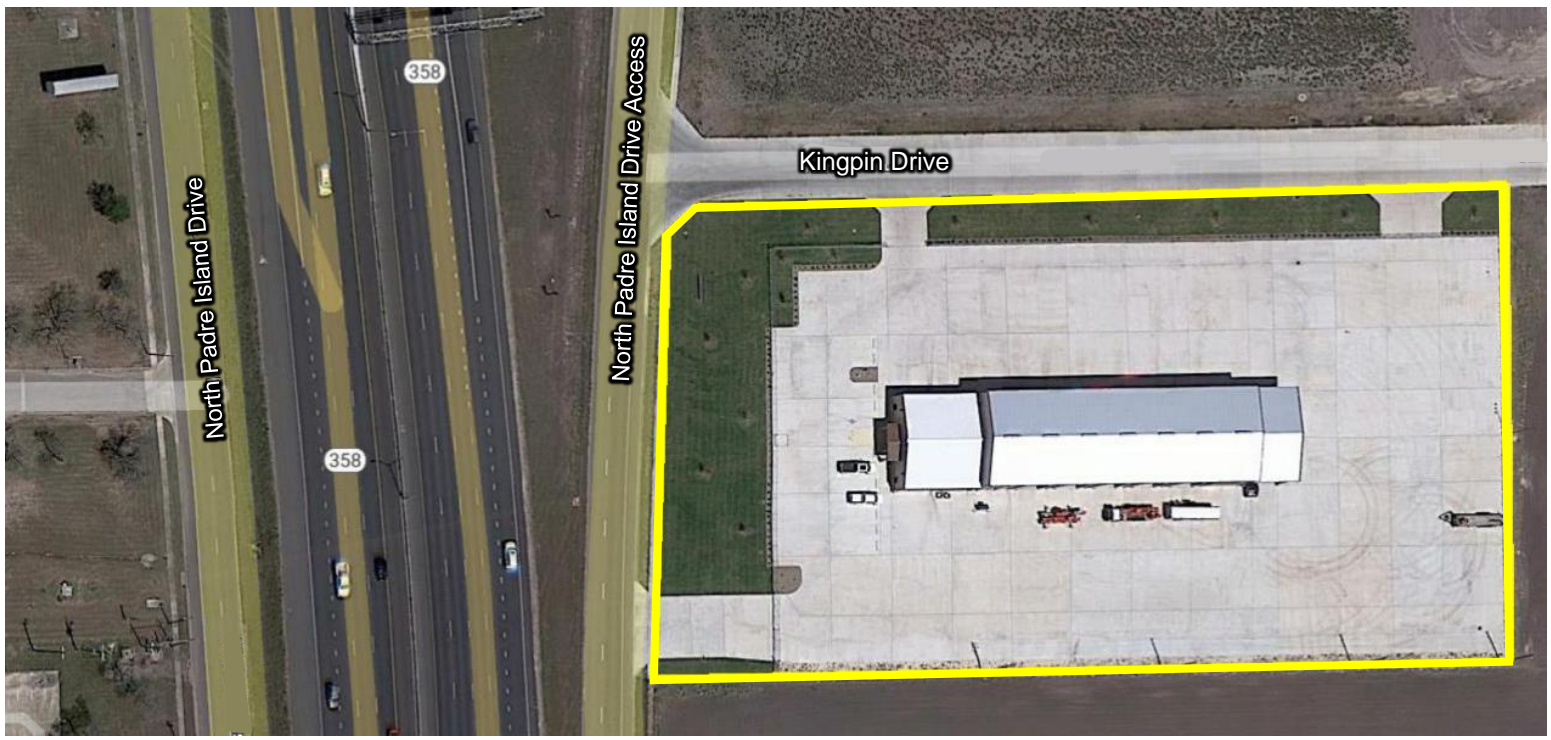
- Approx. 15,000 SF Total (Built in 2021)
 - Approx. 3,000 SF Office
 - Approx. 10,500 SF Warehouse
 - Approx. 1,500 SF Wash Bay
- 480V 3 Phase 600 AMP Power
- 10 - 14' x 16' Electric OH Doors
- 5 Ton Crane (150' Travel)
- Approx. 3.749 Acres, Fenced, Concrete Paved Yard
- Quality Tenant with Long Term Lease
- 3.5% Annual Increases
- Zoned IL - Light Industrial
- Highway Frontage with Direct Access to NPID and Flato Rd.

\$5,250,000, Asking Price
Current NOI \$289,230



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com





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LEASE INFORMATION



- **Tenant** – CUST-O-FAB Specialty Services, L.L.C. – Based in Oklahoma, Cust-O-Fab Inc., also has locations in Texas, Louisiana and Montana. *“Cust-O-Fab provides unparalleled service from the west coast to the east coast with fully integrated, comprehensive heat transfer services to national and international customers. The national electrical/electronic manufacturing company provides equipment fabrication and on-site services intended for companies in the petrochemical industry. The company engages in process piping fabrication and installation services, field retubing, exchanger bundle extraction, welding procedures and refractory projects, enabling companies with fabricated equipment and on-site services with expedited deliveries.”* Taken from www.custofab.com
- **Rate** – Current Base Rent is \$24,102.56 per month through December 31, 2024, with 3.5% annual increases through the end of the term.
- **Commencement Date** – Tenant has leased property since January 1, 2022.
- **Term Remaining** – Primary Term expires December 31, 2031.
- **Renewal Options** – Tenant has 2 Additional 5-Year Renewal Options.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the foundation, structural systems not including plate glass windows and doors. Tenant is responsible for taxes, insurance, utilities and all maintenance and routine repairs including sidewalks, service ways, loading areas, roof, exterior walls and the HVAC system.



INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.

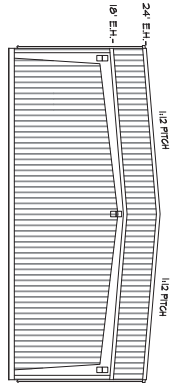




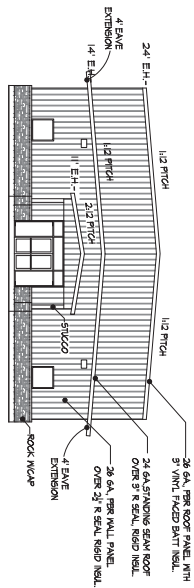
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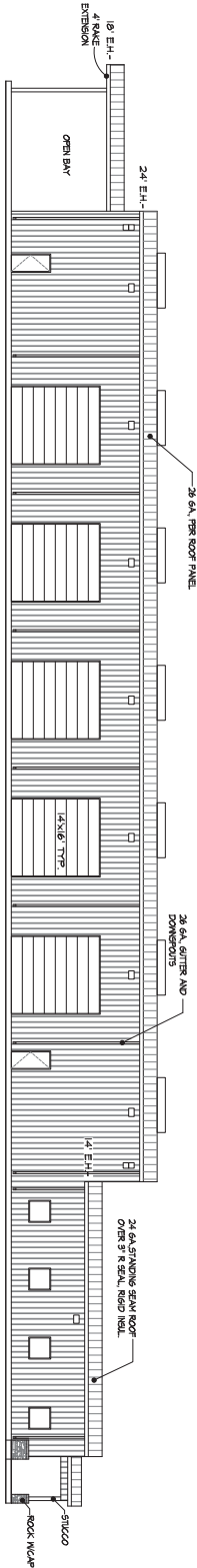




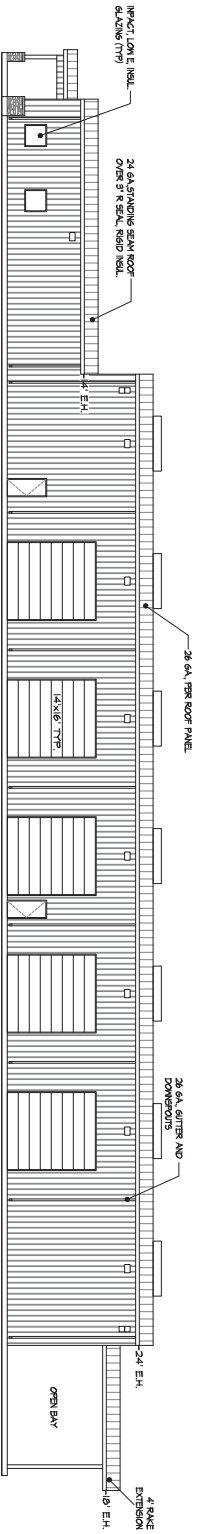
REAR ELEVATION (2)
SCALE: 3/8"=1'-0"



FRONT ELEVATION (1)
SCALE: 3/8"=1'-0"



LEFT ELEVATION (3)
SCALE: 3/8"=1'-0"



RIGHT ELEVATION (4)
SCALE: 3/8"=1'-0"

© 2009, 2012 DICKSON BUILDERS, INC.

TRANSPORT ENTERPRISES, LTD - LOT#1
726 NPID
CORPUS CHRISTI, TEXAS 78405

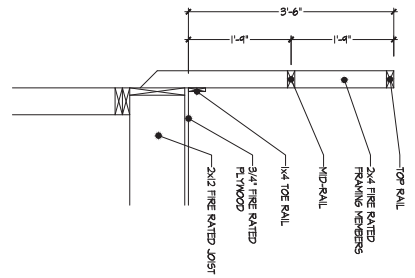
DICKSON

BUILDERS, INC.
11198 Up River Road
Corpus Christi, Texas 78410
(361) 241-4292

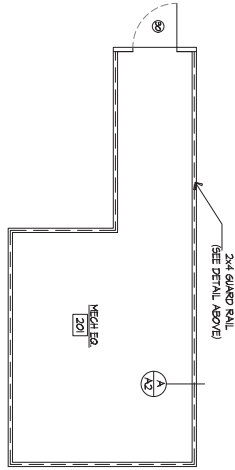
D/B 3390

SHEET NO.
A4
OF
SHTS

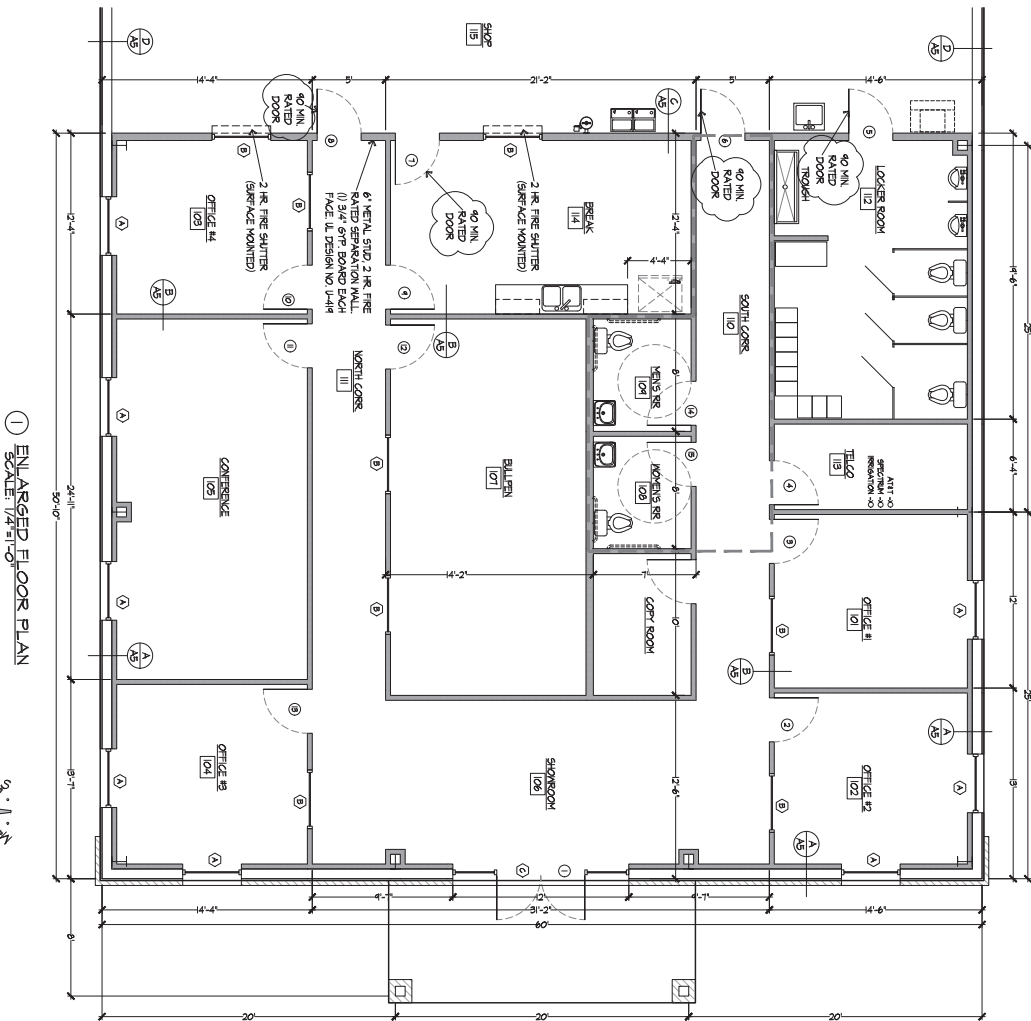
DRAWN
CHECKED
CD
DATE
1/26/2011
SCALE
AS NOTED



SECTION @ EQUIP. PLATFORM GUARD
SCALE: 1/4"=1'-0"



MECHANICAL PLATFORM
SCALE: 1/4"=1'-0"



ENLARGED FLOOR PLAN
SCALE: 1/4"=1'-0"



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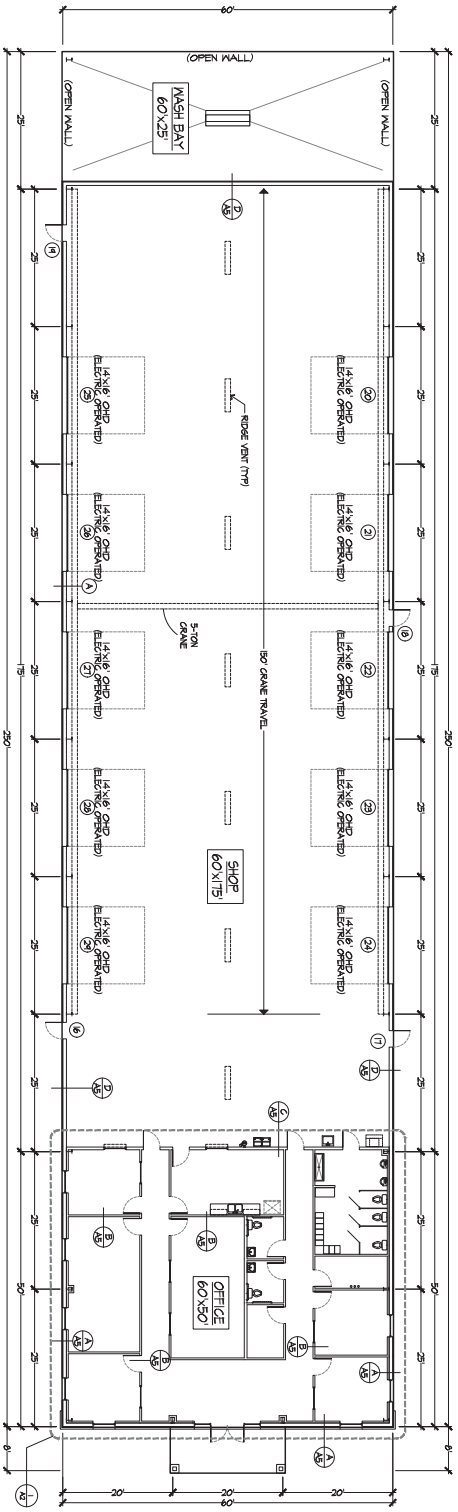
D/B 3390

SHEET NO.
A2
OF SHS

DRAWN
CHECKED
DATE
SCALE
ASSIGNED

CUST-O-FAB SPECIALTY SERVICES, LLC
726 NPID
CORPUS CHRISTI, TEXAS 78405

DICKSON
BUILDERS, INC.
11198 Up River Road
Corpus Christi, Texas 78410
(361) 241-4292



FLOOR PLAN ①
SCALE 3/32"=1'-0"



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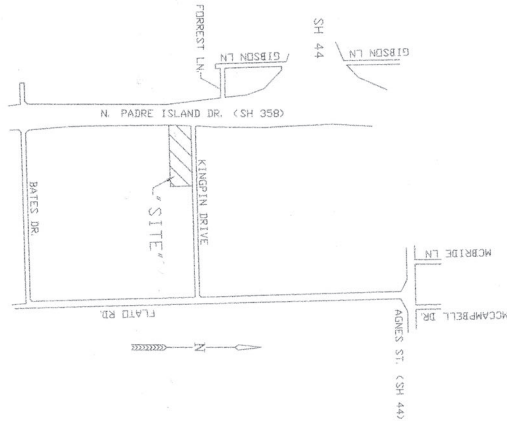
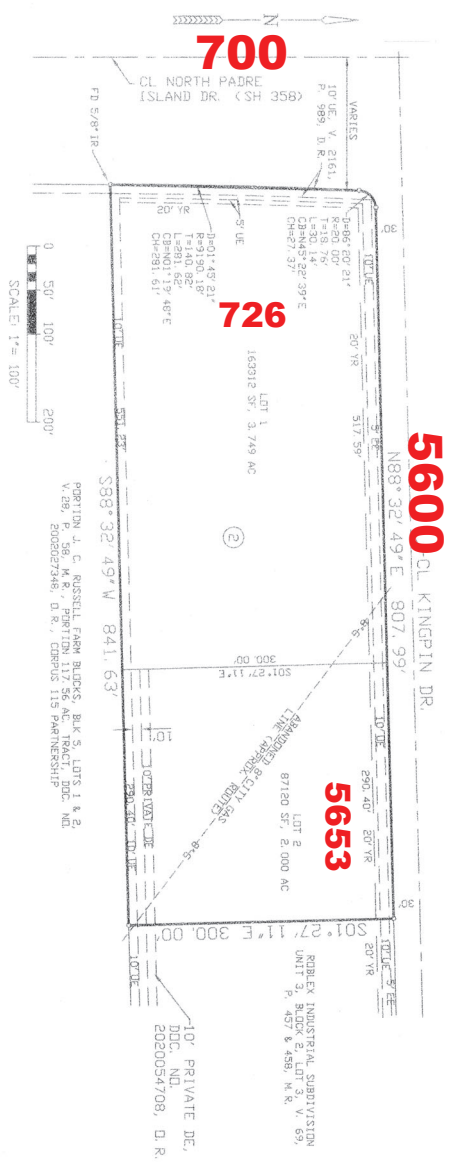
D/B 3390

SHEET NO.
A1
of SHS

DRAWN
CHECKED
DATE
SCALE
ASSIGNED

CUST-O-FAB SPECIALTY SERVICES, LLC
726 NPID
CORPUS CHRISTI, TEXAS 78405

DICKSON
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11198 Up River Road
Corpus Christi, Texas 78410
(361) 241-4292



- NOTES
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE GSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE GSO CREEK, BUT IT IS RECOGNIZED THAT THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GSO BAY AS "RECREATIONAL" AND "OTHER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTRACT RECREATIONAL" USE.
 2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 4855000156 (10/23/15).
 4. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL, WETLANDS, EMERGED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUES ON THE SITE.
 5. THE TOTAL PLANTED AREA CONTAINS 5.749 ACRES OF LAND (NO STREET DEMONSTRATIONS).
 6. THE VARIO REQUIREMENTS IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 7. SET 5/4" IRON ROOF AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CORNER PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
 8. ALL DRAWINGS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE USC.

STATE OF TEXAS §
 COUNTY OF NUECES §
 TRANSPORT ENTERPRISES, LTD.
 GENERAL PARTNER
 BY: *Mark D. Stockstill*
 MARK D. STOCKSTILL, PRESIDENT



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSTILL AS PRESIDENT OF TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.
 THIS THE 25th DAY OF January, 2021.
 NOTARY PUBLIC (NAD) FOR THE STATE OF TEXAS
 Mykhailo P. Lofez

PLAT OF
 ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
 BLOCK 2, LOTS 1 & 2
 CORPUS CHRISTI, NUECES CO., TX

A 5.749 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF J. C. RUSSELL FARM BLOCKS, BLOCK 2, LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 28 OF THE PUBLIC RECORDS OF THE COUNTY OF NUECES, TEXAS.

BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMENIA STREET, CORPUS CHRISTI, TEXAS 78404

STATE OF TEXAS §
 COUNTY OF NUECES §
 KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 25th DAY OF January, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 9th DAY OF February, 2021 AT 1:58 O'CLOCK P. M. AND DULY RECORDED THE SAID COUNTY IN VOLUME 69 PAGE 569 INSTRUMENT NUMBER 20210005792.
 WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: *Kara Sands*
 KARA SANDS, COUNTY CLERK
 NUECES COUNTY, TEXAS





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trac.texas.gov

IABS 1-0 Date