



FOR SALE • OFFERING MEMORANDUM

Industry

400 Bizzell St, College Station, TX 77840

Industrial / Food Processing

ASKING PRICE

\$4,000,000

CAP RATE

3%

NOI

\$11,200

ZONING

M-2

EARNEST MONEY DEPOSIT

7%

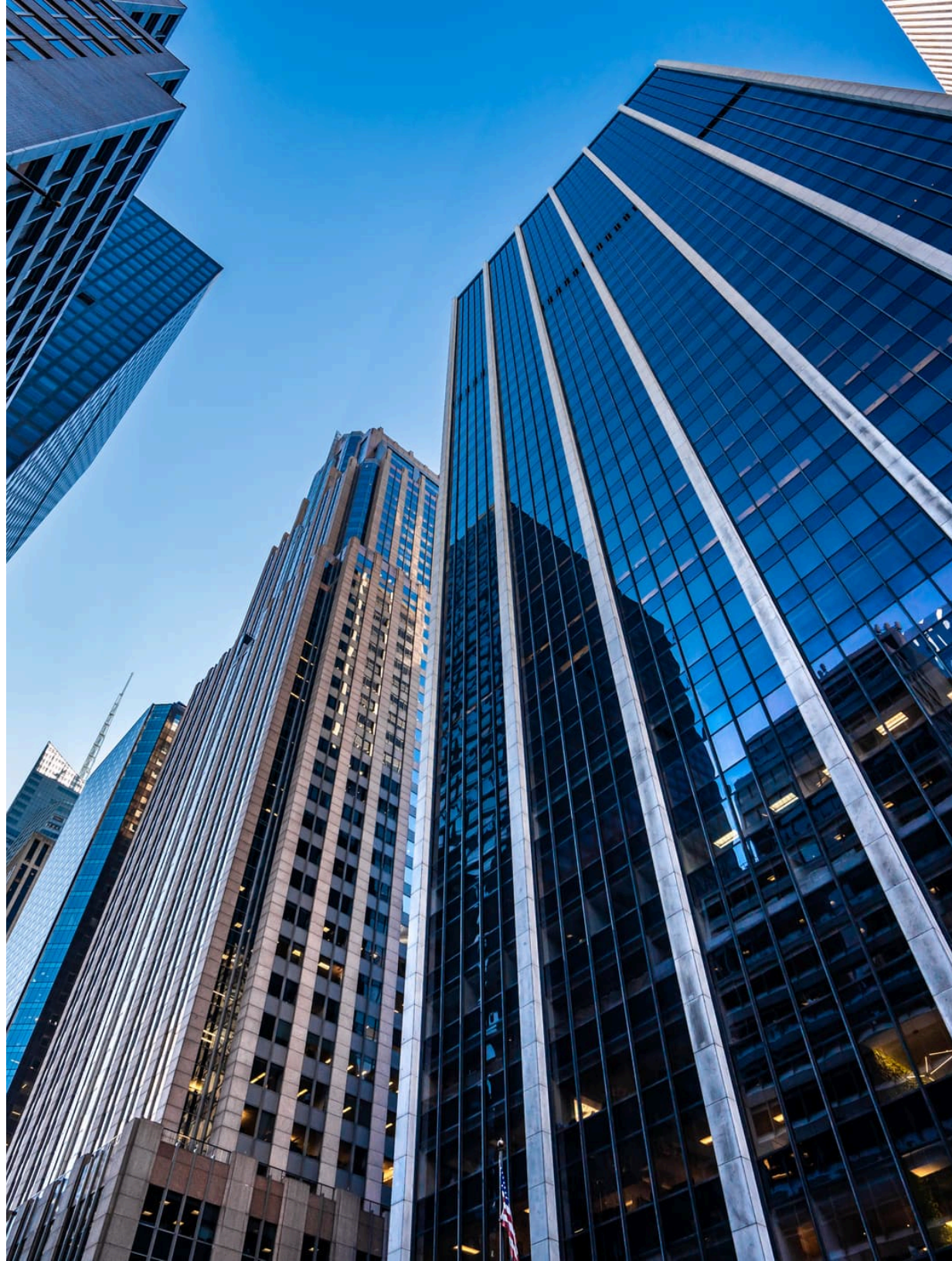
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Akhil Venugopal
Real Estate Developer



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Industry

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Real Estate Developer
Armitage



Executive Summary

OFFERING SUMMARY

ADDRESS	400 Bizzell St, College Station, TX 77840
PROPERTY TYPE	Industrial / Food Processing
PROPERTY CLASS	C
ZONING	M-2
NO OF STORIES	8
NO OF BUILDINGS	1

FINANCIAL SUMMARY

ASKING PRICE	\$4,000,000
CAP RATE	3%
NOI	\$11,200
OCCUPANCY	80%
TENANCY	Multi Tenant
CURRENTLY LEASED	No
INVESTMENT	Value Add

HIGHLIGHTS

- ✓ Offered at \$4,000,000 as a value-add industrial sale
- ✓ Multi-tenant, 80% occupied
- ✓ M-2 Heavy Industrial zoning
- ✓ Single 8-story building, food processing use
- ✓ 24-hour access, drive-in doors, and high ceilings



Property Description

Multi-tenant Class C industrial property at 400 Bizzell St, College Station, Texas, offered at \$4,000,000 as a value-add investment. The record lists a 3.00% cap rate on \$11,200 NOI, with the property currently 80% occupied. It is a traditional sale.

The property is a single building of 8 stories zoned M-2 (Heavy Industrial), and is classified under food processing. Ownership is listed as Upstox. Unit amenities include 24-hour access, air conditioning, drive-in doors, and high ceilings.

The 80% occupancy and multi-tenant setup leave room to lease up the remaining space, which is the basis for the value-add angle.



Property Details

INVESTMENT DETAIL	Located at the heart of the city
SALE TYPE	Traditional Sale

REQUESTED CLOSING PERIOD	60 days
DUE DILIGENCE PERIOD	60 days

BROKER CO-OP	Yes
OWNERSHIP	Upstox



Features & Amenities

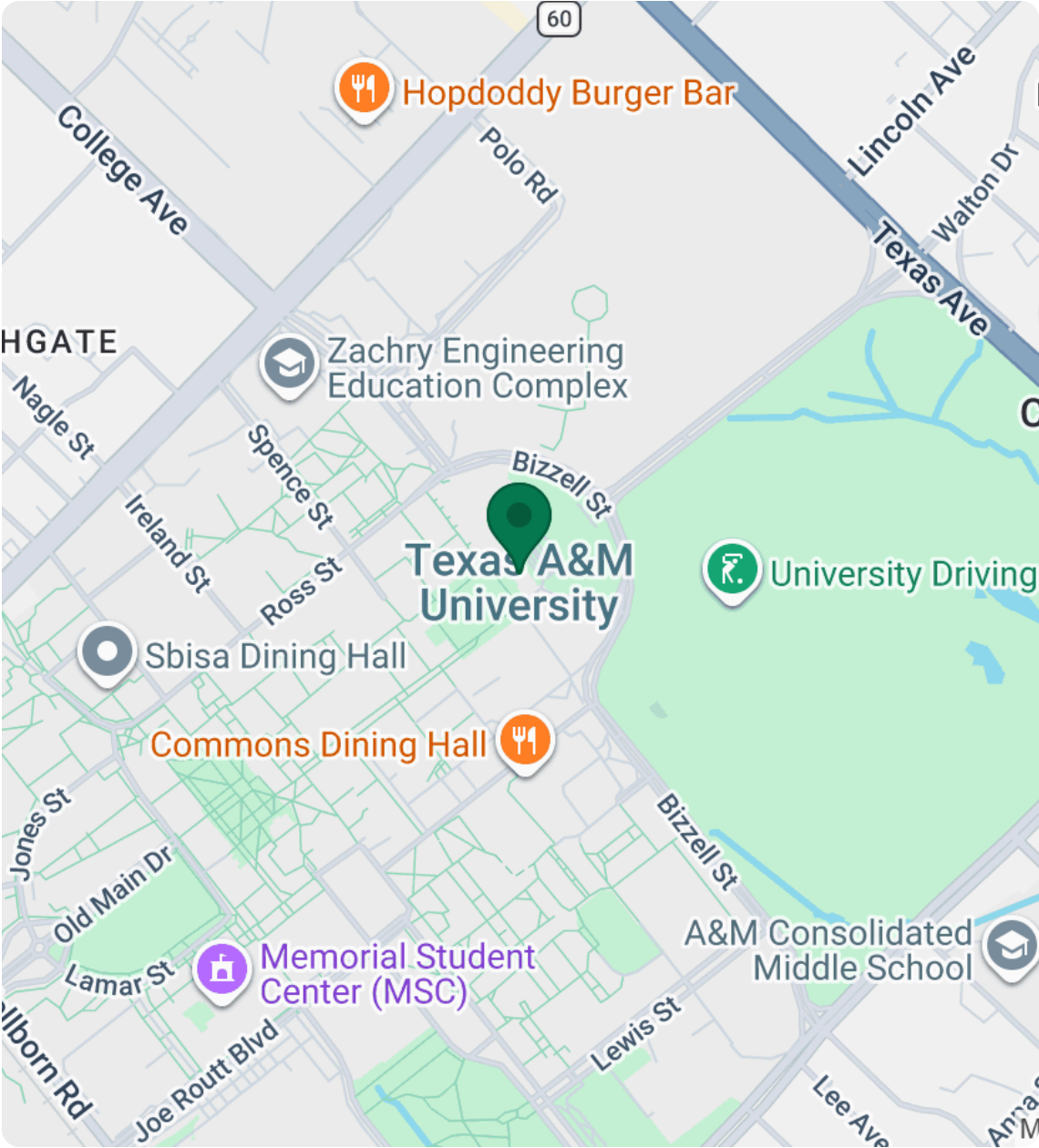
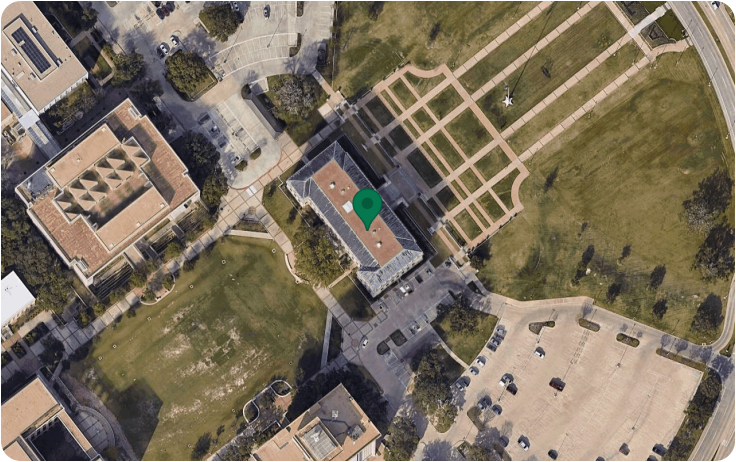
Unit Amenities

- ✓ 24 Hour Access
- ✓ Air Conditioning
- ✓ Drive-In Doors
- ✓ High Ceilings



Location

400 Bizzell St, College Station, TX 77840



BUSES

Ross and Bizzell - South	4 min walk · 0.2 mi
Ross and Bizzell - North	4 min walk · 0.2 mi
Wisenbaker	5 min walk · 0.2 mi

Transit data provided by Google. Times and distances are estimates.



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