



136,400 SF Under Construction



SH 114

# 33,550 SF Warehouse For Sale

243 Tiger Drive  
Rhome, TX

*Located in the 114 Industrial Park*

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**243 Tiger Drive** is a 33,550 square foot warehouse located in **The 114 Industrial Park** in Rhome, Texas. **The 114 Industrial Park covers a total of 186 acres, which at full buildout will be approximately 2.0 million square feet.** 243 Tiger Drive was constructed in 2022, and includes a two-story, 4,600 square foot office with nine (9) individual offices, a conference room, five (5) bathrooms and a full kitchen. Warehouse features include two (2) dock-high doors, four (4) grade-level doors, 30-foot clear height, well water and private septic. Additional features are security cameras and the 42-foot monument sign at the entrance to **The 114 Industrial Park**.

The building is easily accessible from Highways 114, I35W and 287 with approximately 21,000+ vehicles passing the location per day. Recently completed decel and accel lanes make ingress and egress easy on trucks and large vehicles.

Additional land on the property provides potential for further development. This site has no zoning restrictions.

**SUMMARY**

Price:	\$6,900,000
Capitalization Rate:	5.5%
Annual Rental Bumps:	3%
Lease Term:	10 years (Nov 2022 – Oct 2031)
Total Acreage:	5.63 Acres
Building Square Footage:	33,550 SF
Year Built:	2022



**HASA, Inc. is a leading producer and distributor of high-quality water treatment solutions.**

HASA’s products are used to sanitize and maintain recreational swimming pools and spas; water tanks and containment vessels; municipal drinking water; and other commercial and industrial water systems.

Founded in 1964, the company is recognized industry wide as the premier source for sodium hypochlorite sanitization and shock solutions. HASA operates seven production facilities serving California, Arizona, Washington, Texas, Oregon, Nevada, Utah, Idaho and Oklahoma.

Extensive tenant capital improvements include:

- Additional heavy power
- Sawcut floors
- Detention area
- Electrical
- Upgraded exhaust fans

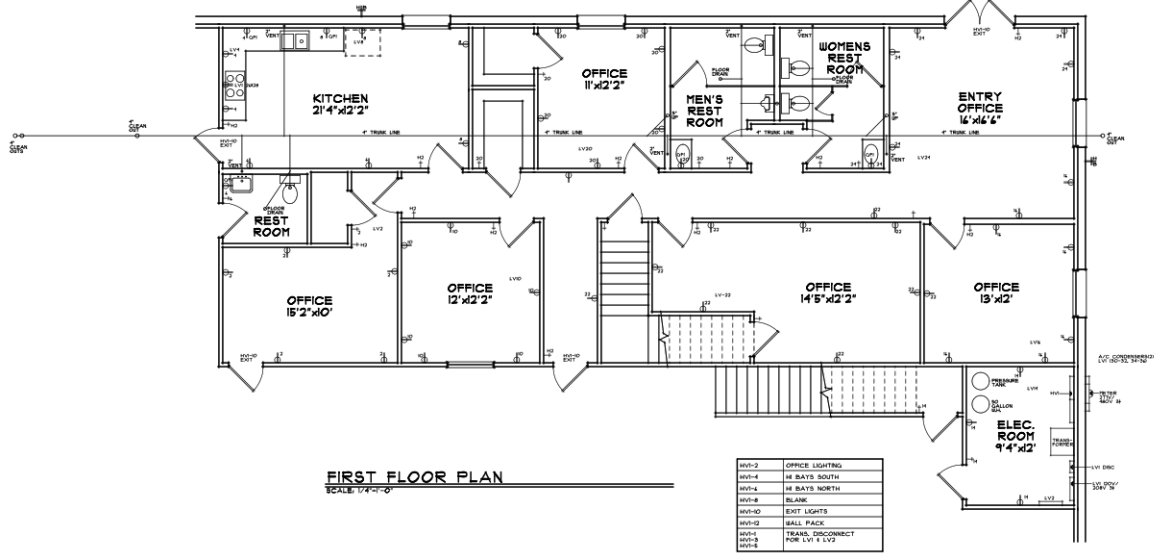
## INCOME ANALYSIS

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Tenant	Sq. Ft.	Monthly Rent	Lease Comm.	Lease Term.
HASA Inc	33,550	\$30,754*	Nov 2022	Oct 2031

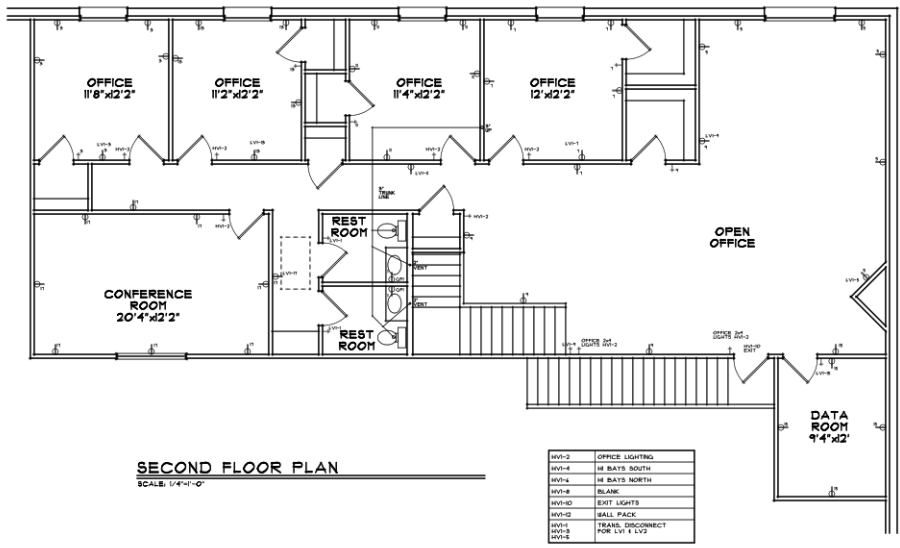
\*December 2023, rent will increase 3% to \$31,676/month. Does not include tenant NNN expenses.

FIRST FLOOR - OFFICE

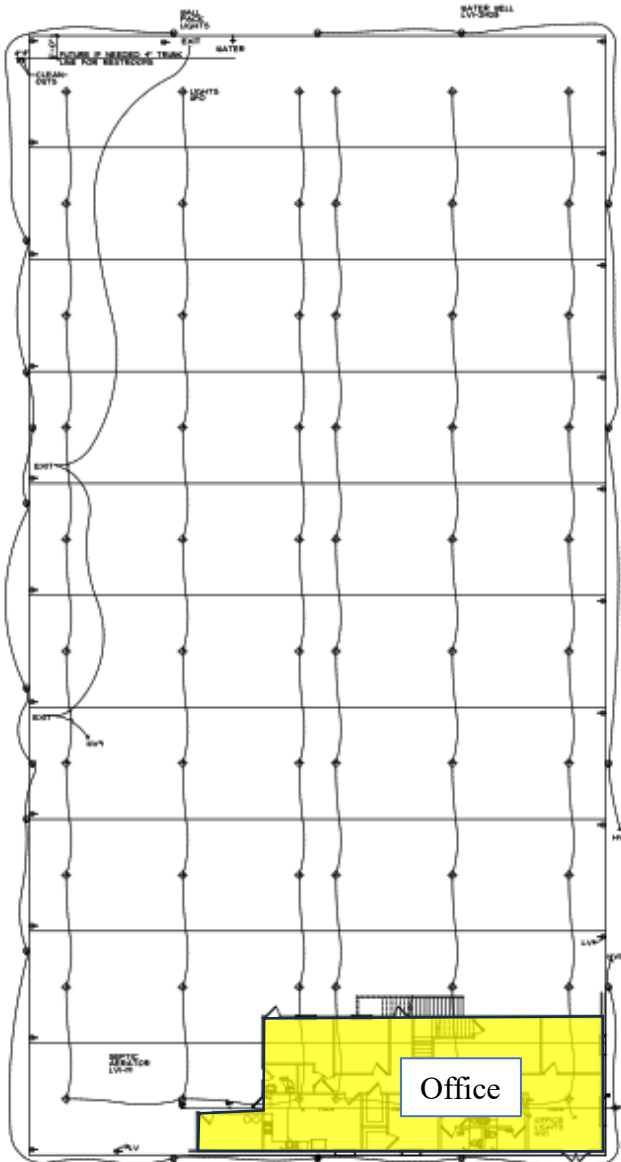


FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

SECOND FLOOR - OFFICE



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



# WAREHOUSE PLAN

SCALE: 1/16" = 1'-0"



Entrance



Foyer



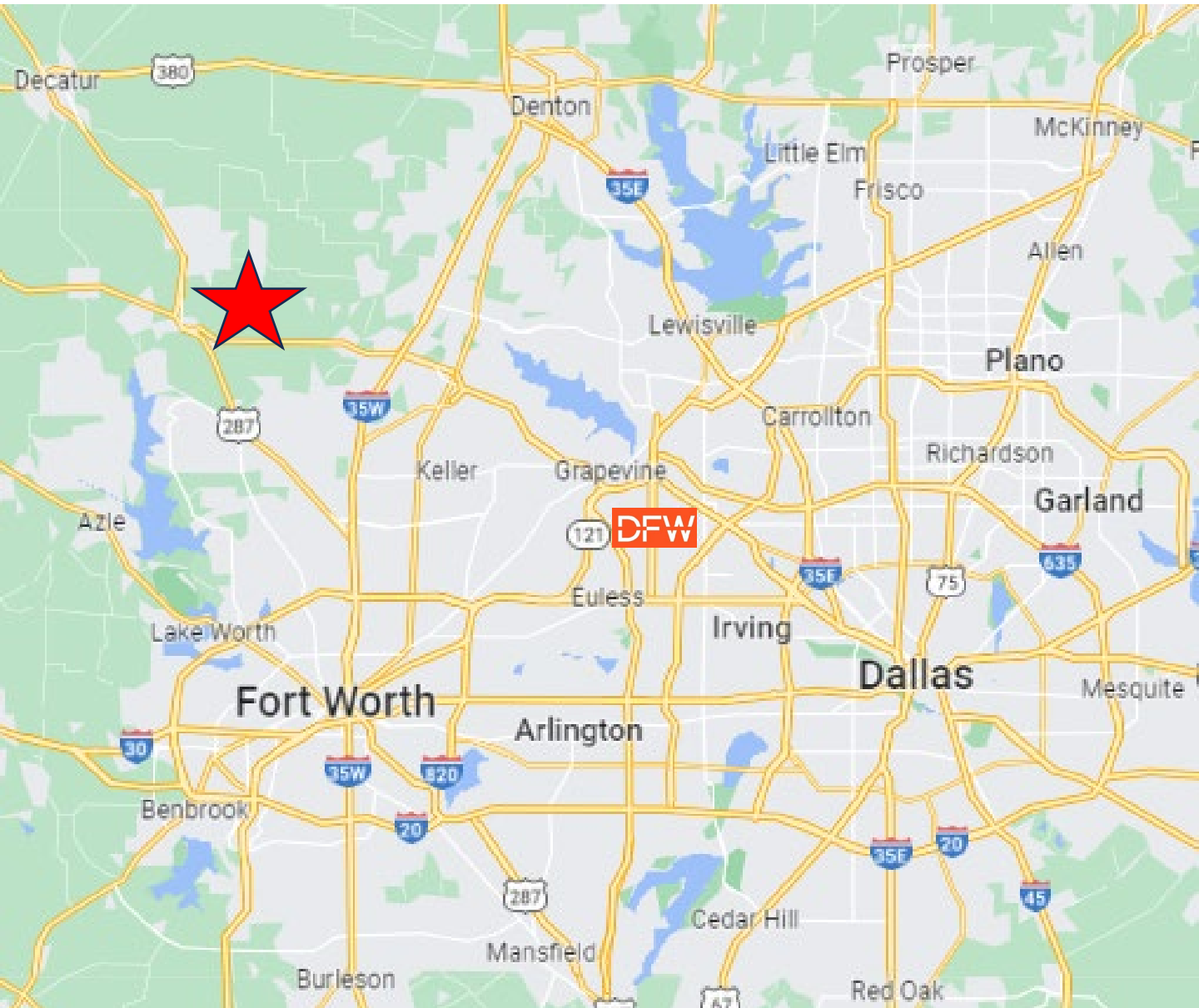
Warehouse / Office



Warehouse



Tenant Promotional Item



909 Lake Carolyn Parkway, Suite 150  
Irving, Texas 75309





SH 114

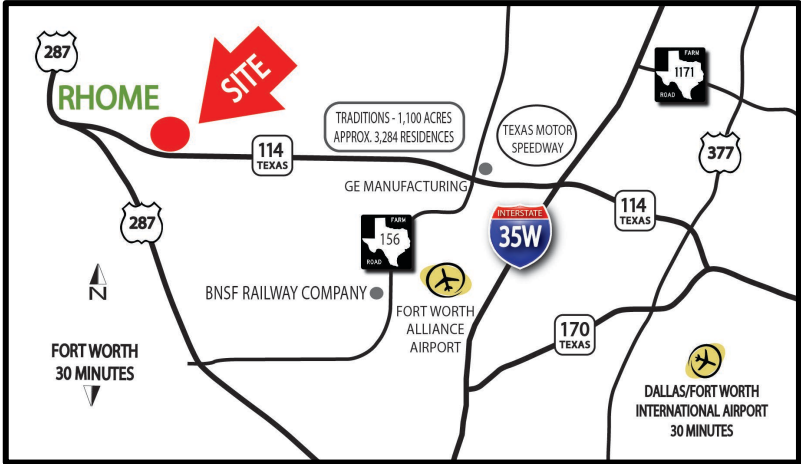


One of the Fastest Growing Commercial and Residential Markets in the **DFW Metroplex**.

20 Minutes From **Alliance, Texas**, an 18,000 Acre Hillwood Development which includes 850,000 Square Feet of Existing Retail, Global Logistics Hub, 2,000,000 Square Feet of Class A Office Space and over 10,000 Single-Family Homes.

30 Minutes From **DFW International Airport**.

30 Minutes from **Fort Worth, TX**.



Entrance from Highway 114