

SINGLE – TENANT “NNN” INVESTMENT

9 CAP! Lewisville, TX



- Location:** 802 N. Kealy Ave, Lewisville, TX. Easy access to City Hall & IH-35E
- Tenant:** NEMKO Dallas, Inc., is part of a “world-wide” company specializing in the calibration/repair/certification and testing of a wide variety of electrical components and instrumentation. Lease is **NNN** and expires **Feb. 11th, 2013**. Headquartered in Norway, NEMKO has additional regional services in: China, Finland, Germany, Italy, South Korea, United Kingdom, Canada and Taiwan.
- Improvements:**
- | | |
|---------------------------|----------------------|
| 2-story office building - | 8,000 SF |
| Adjoining Testing Lab - | 10,000 SF (100% A/C) |
| Free-standing Warehouse - | 5,000 SF |
- Year Built:** 1983
- Land Area:** 3.78 acres
- Cap Rate:** 9.0% - (there is a CPI increase in August, 2010).
- Price:** **\$3,070,000.** (Below replacement cost)!

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