

STNL INDUSTRIAL PROPERTY

1801 Walters Court, Fairfield, CA 94553

CLOSED

\$3,632,967



Closing Details

- Single Tenant NNN investment sale
- Closed - April 9th, 2019
- Building Size: 14,030 SF on 3.07 acres
- \$3,632,967 (all-cash, no loan)
- Current NOI \$205,992
- 3% annual increases
- Cap Rate: 5.67%
- New 10 year NNN lease thru Oct 2027 (2 x 5 yr extension options)
- Seller - Privately held investment fund
- Buyer - High Net Worth individual, seeking stable long term cash flow.
- Noteworthy - part of a 2 building off-market purchase, and a reverse 1031X.



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