



FOR SALE

NNN IOS Investment Property

421 ALMEDIA SAINT ROSE, LA 70087



PROPERTY ONE

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PROPERTY DESCRIPTION

This 9.92-acre M-1 zoned industrial outdoor storage site offers a turnkey investment with stable, long-term income in a high-demand location within St. Charles Parish. Currently under a triple net (NNN) lease to Enterprise Rent-A-Car, a nationally recognized tenant with excellent credit, the property generates reliable cash flow while the tenant is responsible for taxes, insurance, and maintenance.

Stabilized, income-generating asset sits in a growing industrial submarket. The site provides immediate income and operational continuity with a tenant in place.

PROPERTY HIGHLIGHTS

- Hands-off NNN investment
- Mission critical location near New Orleans International Airport (MSY).
- Tenant has leased property for 12+ years.
- Below market lease rate
- NOI Increase 12/26
- Fully Stabilized site with outdoor lighting and 1,000 SF office
- Zoning: M-1 (Light Industrial) — supports a wide range of commercial, industrial, outdoor storage, and vehicle-related uses.
- Excellent connectivity: Just 0.9 miles to I-310, 2.7 miles to I-10, with direct frontage access via US Hwy 61 and State Rte 50.

OFFERING SUMMARY

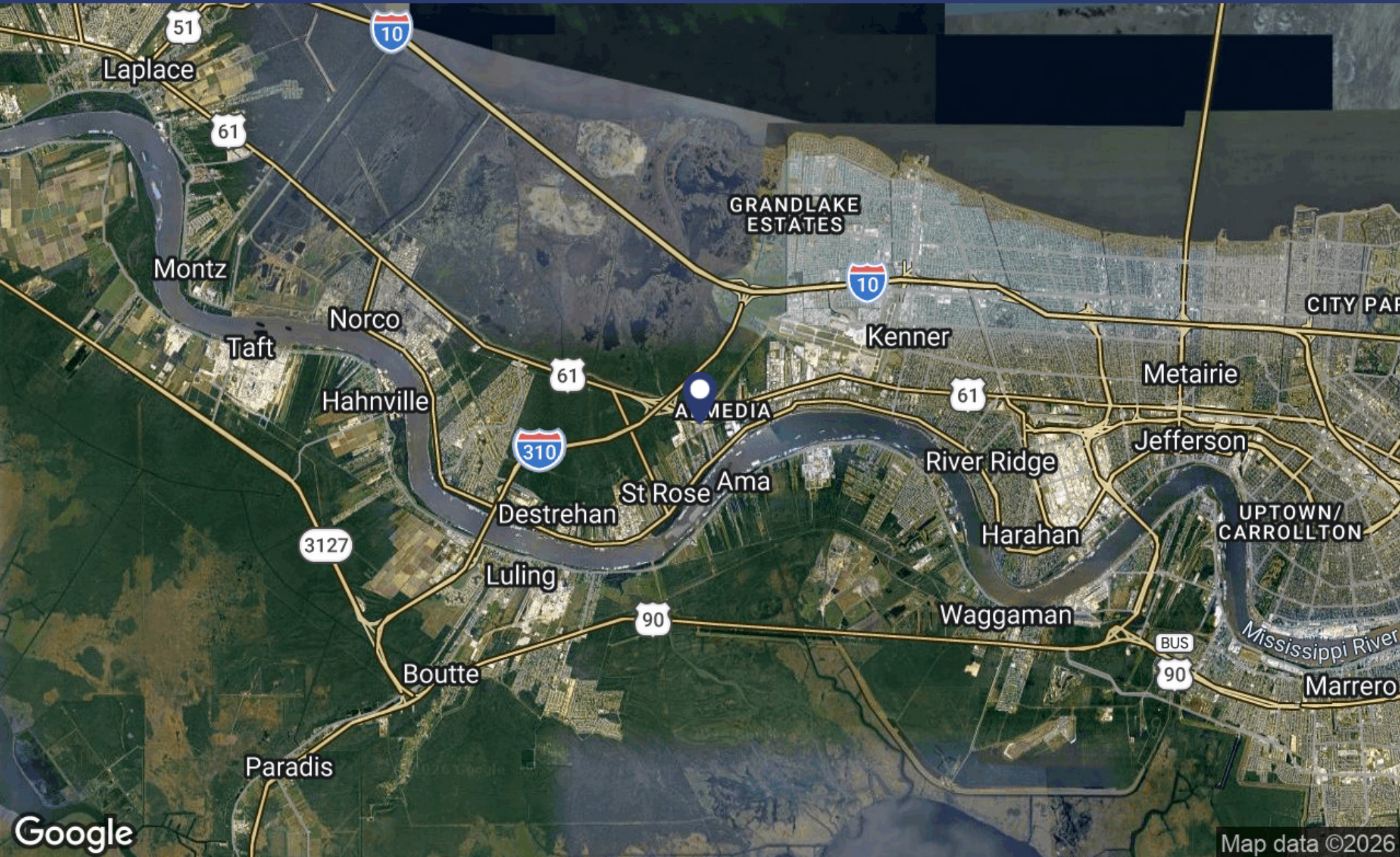
Sale Price:	\$3,900,000 (\$9.02/SF)
Lot Size:	9.92 AC
NOI:	\$252,000.00
Cap Rate:	6.46%

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RENT SCHEDULE

	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL BASE RENT	MONTHLY BASE RENT	RENT PSF
Primary Term	12/1/24	-----	\$252,000	\$21,000	\$0.58
Primary Term - Rent Increase	12/1/26	11/30/29	\$270,000	\$22,500	\$0.62
Option 1	12/1/29	11/30/34	\$307,500	\$25,625	\$0.71
Option 2	12/1/34	11/30/39	\$347,916	\$28,993	\$0.81
Option 3	12/1/39	11/30/44	\$384,000	\$32,000	\$0.89

PRESENTED BY

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