

Exel Logistics

Highlights:

- **Attractive assumable financing in place**
- **Credit Tenant**
- **NNN Lease with Rent Increase**
- **Part of a 13 property industrial portfolio**



Exel Logistics

4000 Cedar Boulevard
Baytown, TX

Price:	\$50,500,000
Building Area:	1,219,896
Price/SF:	\$41.40

Loan Balance:	\$36,300,000
Down Payment:	\$14,200,000

LMT

Investment Company

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