

INVESTMENT SALE

2404 & 2408 SUPERIOR DRIVE, PANTEGO, TX

1001 COMMERCIAL BOULEVARD N., ARLINGTON, TX

**CONFIDENTIAL OFFERING
MEMORANDUM PRESENTED BY:**

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TEXAS PNEUMATIC SYSTEMS, INC.

Established in 1994, TPS Aerospace (TPS) is the combined company of Texas Pneumatics Systems, Turbine Fuel Systems, and Aviation Industry Repair. The company was started with the goal of delivering three distinct benefits – superior quality, quick turnaround times and cost effective repairs. Today, they meet all OEM requirements for testing pneumatic and fuel valves, restarters, air cycle machines (ACMs), cooling turbines and pneumatic drive units (PDUs), submersible pumps, engine-driven and boost pumps, auxiliary power units (APUs) and fuel controls.

In September, 2016 TPS Aerospace was acquired by Aviation Technical Services (ATS) to better support customer needs by expanding their breadth of capabilities to service new types of components. Headquartered in Everett, Washington, ATS has been providing maintenance, repair and overhaul (MRO) services for commercial and military aircraft for more than 45 years.

At TPS our specialties include:

- Cooling Turbines/Starters/PDU's

Test cell number one is setup to test air turbine starters, air cycle machines/cooling turbines and PDU's from the smaller corporate/commuter types through the newest generation of wide body commercial aircraft. Separate computerized test consoles are located outside of the test cell, housing all gauges and controls.

- Electrically Driven Fans, Motors & Auxiliary Components

Test cell number two is setup to test AC and DC electrically driven fans, motors and other electrical accessories.

- Valves

Test cell number three contains a valve test console, universal valve test stand and high-flow altitude chamber for pneumatic valve testing at less than ambient pressures. This cell contains all controls for low (105 PSI) and high pressure (350 PSI) air and vacuum.

<http://txps.com>

ADDRESS

2404 & 2408 SUPERIOR DRIVE
PANTEGO, TX

1001 COMMERCIAL BOULEVARD N.
ARLINGTON, TX

EFFECTIVE CAP RATE

8%

*12.5% CAP RATE FINAL YEAR OF LEASE TERM

PURCHASE PRICE

\$2,400,000.00

LEASE TERM

SEVEN (7) YEAR LEASE TERM
COMMENCING 1/1/2020

TOTAL SQUARE FEET

2404 SUPERIOR DRIVE: 16,151 SF
2408 SUPERIOR DRIVE: 9,350 SF
1001 COMMERCIAL BLVD N: 18,300 SF
TOTAL: 43,801 SF

TOTAL LAND

2404 SUPERIOR DRIVE: 1.37 Acres
2408 SUPERIOR DRIVE: .45 Acres
1001 COMMERCIAL BLVD N: 1.70 Acres
TOTAL: 3.60 Acres

LOADING:

COMBINATION OF BOTH GRADE LEVEL
AND DOCK HIGH

CLEAR HEIGHTS

±14' - 20'

HVAC

ALL THREE (3) FACILITIES ARE 100%
HVAC



2404 & 2408 SUPERIOR DRIVE, PANTEGO, TEXAS

BUILDING
PHOTOS



1001 COMMERCIAL BOULEVARD N., ARLINGTON, TEXAS



1001 COMMERCIAL BOULEVARD N., ARLINGTON, TEXAS

BUILDING
PHOTOS



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