

Success Story

1101 Post & Paddock



Granite Properties

The Client

Granite Properties is a diversified investment and management company. They own, manage and lease over 6,000,000 square feet of industrial, office, and retail across 5 states of the south central United States.

The Challenge

Granite purchased the under performing 2 building complex as an added value play. At the time of purchase it was 60% vacant although the buildings had been on the market for four years.

2617 GSW Parkway



The Solution

In just six months, Michael and Rick successfully leased the project to 100% at rates substantially higher than competing buildings. Granite was able to realize a substantial profit when they sold the buildings after holding for just one year.

Transaction Summary

- **Address**
1101 Post & Paddock / 2617 GSW Pkwy.
- **Size**
228,200 SF, 2 buildings
- **Submarket**
North GSW
- **Transaction Type**
Lease
- **Industries**
Telecom, Import, Wholesale Auto Parts
- **Property Owner**
Granite Properties