



Colliers



FOR SALE

Investment-Grade NNN Industrial Asset
ChampionX

385 Shale Rd | Pleasanton, Texas 78064

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Investment Summary

Colliers is pleased to exclusively present 385 Shale Road, Pleasanton, TX, a ±23,500 SF, two-building industrial warehouse facility on ±9.60 acres, 100% leased to ChampionX LLC, now a wholly-owned subsidiary of SLB (NYSE: SLB) following SLB's \$8.2 billion acquisition of ChampionX completed July 16, 2025.

ChampionX (successor to Harbison-Fischer) has occupied the property since 2014 and recently executed a Fourth Amendment extending the lease 60 months through March 31, 2031, with one 36-month renewal option at Market Rate. The NNN lease features ~2% annual escalations, delivering investors a predictable, inflation-hedged cash flow stream now backed by SLB's investment-grade balance sheet (A1/A).

INVESTMENT OVERVIEW

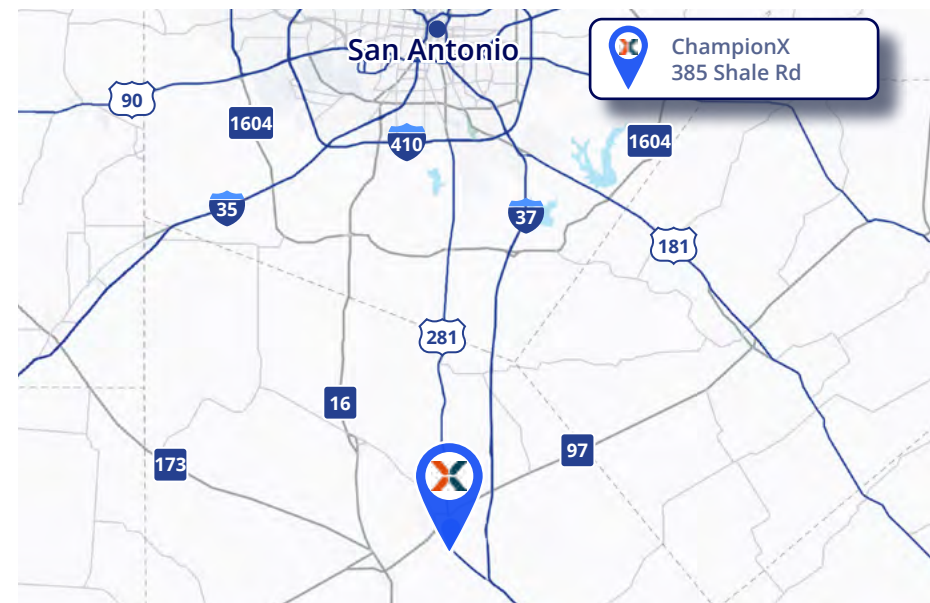
Address	385 Shale Rd., Pleasanton, TX 78064
Sales Price	\$4,200,000
Occupancy	100%
NRA	±23,500 SF
Land Area	±9.60 Acres
Year Built/Renovated	2014 (Bldg A) / 2015 (Bldg B)

GET THE DETAILS



Investment Highlights

- **INVESTMENT-GRADE TENANT**
ChampionX LLC is a wholly-owned subsidiary of SLB.
- **NEWLY EXTENDED LEASE**
Lease Term through March 2031.
- **MISSION-CRITICAL EAGLE FORD FACILITY**
Tenant has 12+ years of operating continuity at the property.
- **TRUE NNN STRUCTURE**
Tenant responsible for all taxes, insurance, CAM, utilities, non-structural maintenance.
- **~2% ANNUAL RENT ESCALATIONS**
Built-in hedge against inflation through 3/31/2031.
- **LARGE 9.60-ACRE SITE**
Substantial outside storage / staging yard.
- **STRATEGIC EAGLE FORD SHALE LOCATION**
Gateway to the Eagle Ford; San Antonio–New Braunfels.
- **TEXAS - PRO-BUSINESS, NO STATE INCOME TAX**
Tenant-friendly regulatory and tax environment



Main Building



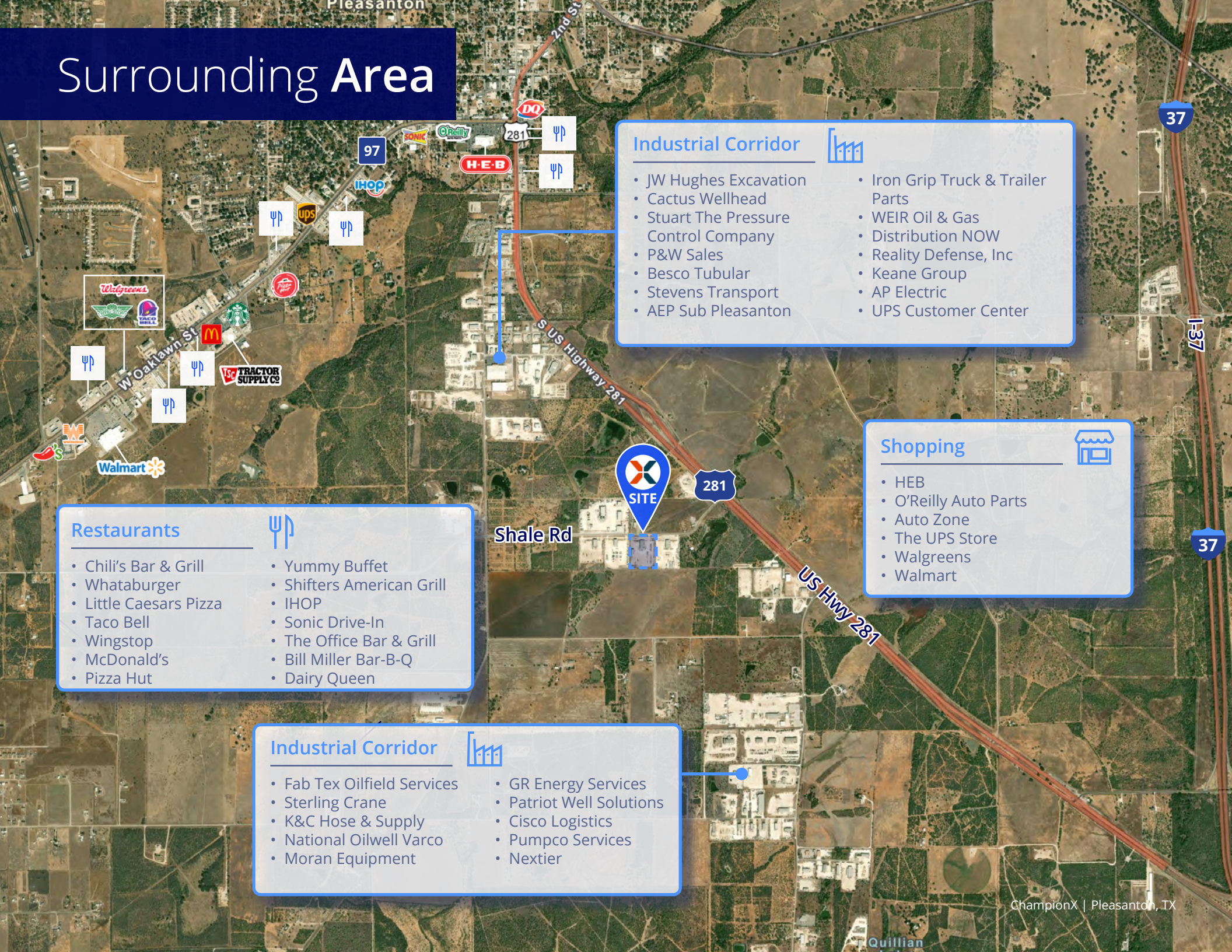
Facing West



Facing North



Surrounding Area



Industrial Corridor



- JW Hughes Excavation
- Cactus Wellhead
- Stuart The Pressure Control Company
- P&W Sales
- Besco Tubular
- Stevens Transport
- AEP Sub Pleasanton
- Iron Grip Truck & Trailer Parts
- WEIR Oil & Gas
- Distribution NOW
- Reality Defense, Inc
- Keane Group
- AP Electric
- UPS Customer Center

Shopping



- HEB
- O'Reilly Auto Parts
- Auto Zone
- The UPS Store
- Walgreens
- Walmart

Restaurants



- Chili's Bar & Grill
- Whataburger
- Little Caesars Pizza
- Taco Bell
- Wingstop
- McDonald's
- Pizza Hut
- Yummy Buffet
- Shifters American Grill
- IHOP
- Sonic Drive-In
- The Office Bar & Grill
- Bill Miller Bar-B-Q
- Dairy Queen

Industrial Corridor



- Fab Tex Oilfield Services
- Sterling Crane
- K&C Hose & Supply
- National Oilwell Varco
- Moran Equipment
- GR Energy Services
- Patriot Well Solutions
- Cisco Logistics
- Pumpco Services
- Nextier

Investment Opportunity

ChampionX

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