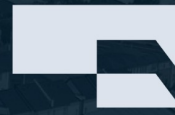


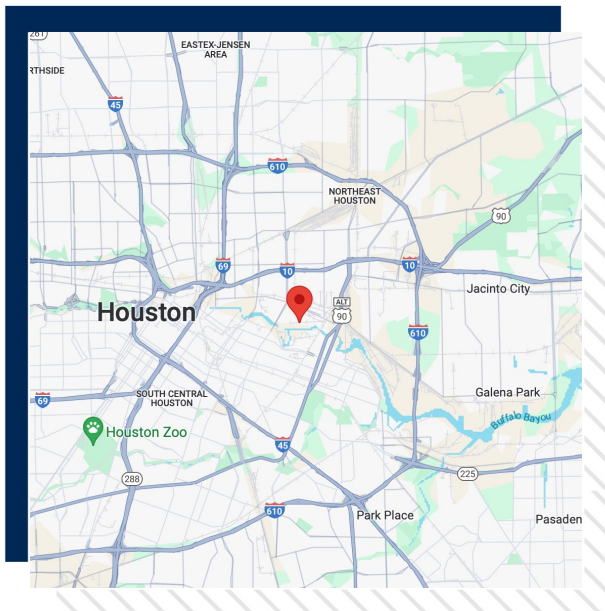
FOR SALE / LEASE



PrinGroup
COMMERCIAL



104 Japhet St., Houston, TX 77020



Property Details

- 44,900sf Office/Warehouse
- +/- 3.11ac of land
- +/-1,000sf Office area
- (1) Dock well, (2) grade level doors
- Fully insulated warehouse
- 3PH/240V/400 Amps
- 22' Clear Height
- **Lease Expires: 04/2026**
- **Current NOI: \$312,642.96**
- (2) 3-Year Renewals Following 3% Annual Increases
- Easy access to I10, HWY 59, Loop 610
- Contact Broker for pricing

Steven O'Connor

(713) 300-4081
steven@pringroup.com

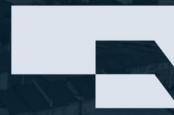
Marc Lawson

(713) 300-1450
marc@pringroup.com

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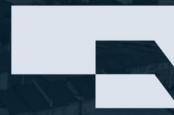
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