

# FOUR-BUILDING INDUSTRIAL PORTFOLIO

Immediate Value-Add Opportunity





# EXECUTIVE SUMMARY

This four-building industrial portfolio totaling 20,400 SF offers investors a rare opportunity to acquire stabilized income with immediate value-add potential in a high-demand industrial corridor. All buildings are fully leased to two established tenants—Ahlers Aerospace and MasterScapes—with flexible lease structures and favorable zoning. The portfolio features grade-level loading, outdoor storage, recent exterior upgrades, and heavy industrial zoning, making it ideal for logistics, manufacturing, and service-based operations.

# PROPERTY OVERVIEW

## ATTRIBUTE/DETAILS

<b>Total Buildings:</b>	4
<b>Total Square Footage:</b>	20,400 SF
<b>Zoning:</b>	Heavy Industrial
<b>Clear Heights:</b>	12'-14'
<b>Loading:</b>	Grade-Level Across All Buildings
<b>Outside Storage:</b>	Available
<b>Exterior Condition:</b>	All buildings recently painted, recent roof repairs completed
<b>Occupancy:</b>	100%



Located on Raider Drive and Bell Drive in Fort Worth, TX, a core industrial submarket with excellent access to major highways and labor pools



Proximity to Highway 10 and State Highway 183 provide excellent access to the DFW Metroplex



Surrounded by complementary industrial users and service providers



Strong tenant retention and limited supply of heavy-zoned assets

# LOCATION HIGHLIGHTS

**1**  
3621 Raider Drive  
Hurst, TX  
76053

**2**  
3617 Raider Drive  
Hurst, TX  
76053

**3**  
3613 Raider Drive  
Hurst, TX  
76053

**4**  
3524 Bell Drive  
Hurst, TX  
76053





### **3621 RAIDER DRIVE HURST, TX 76053**

**Size:**

5,000 SF

**Tenant:**

Ahlers Aerospace  
(<https://www.ahlers-aerospace.com/>)

**Lease Type:**

Modified Gross Lease

### **3617 RAIDER DRIVE HURST, TX 76053**

**Size:**

5,000 SF

**Tenant:**

Ahlers Aerospace

**Lease Type:**

Modified Gross Lease

Notes: Ahlers also occupies a neighboring building not included in this offering

# BUILDING & TENANT DETAILS



**3613 RAIDER DRIVE HURST, TX 76053**

<b>Size:</b>	4,000 SF
<b>Tenant:</b>	Ahlers Aerospace
<b>Lease Type:</b>	Modified Gross Lease



**3524 BELL DRIVE HURST, TX 76053**

<b>Size:</b>	6,400 SF
<b>Tenant:</b>	MasterScapes ( <a href="https://masterscapes.com/">https://masterscapes.com/</a> )
<b>Lease Type:</b>	Triple Net (NNN)

# FINANCIAL OVERVIEW

## METRIC/VALUE

<b>Asking Price:</b>	\$2,754,000
<b>Price per SF:</b>	\$135
<b>Current NOI:</b>	\$166,464
<b>In-Place Cap Rate:</b>	~6.04%
<b>Pro Forma NOI:</b>	\$224,400 (at \$11.00 PSF NNN average)
<b>Pro Forma Cap Rate:</b>	~8.2%
<b>Operating Expenses:</b>	\$2.44 PSF (current)
<b>Lease Structure:</b>	Mixed (Gross for Ahlers, NNN for MasterScapes)

# INVESTMENT HIGHLIGHTS

## **Stabilized Income:**

Fully leased to two long-standing tenants with strong operational footprints

## **Value-Add Upside:**

Opportunity to convert gross leases to NNN and increase rents to market levels

## **Functional Design:**

Grade-level loading, outdoor storage, and flexible layouts

## **Zoning Advantage:**

Heavy industrial zoning supports a wide range of uses

## **Recent Improvements:**

All building exteriors freshly painted and roof repairs completed

## **Strategic Location:**

Positioned in a high-demand industrial corridor with strong fundamentals

# VALUE-ADD STRATEGY

## **Lease Optimization:**

Transition Ahlers leases to NNN structure

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## **Rent Growth:**

Adjust below-market rents to pro forma  
\$11.00 PSF NNN average

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## **Operational Efficiency:**

Reduce expense burden and improve NOI

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## **Tenant Retention:**

Strengthen relationships with existing  
tenants for long-term stability

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## **Potential for User Sales:**

Strong demand for user owned buildings in this size range



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