

203 S Jupiter Rd

203 S Jupiter Rd, Allen, TX 75002



Presented By:
Metzler Enterprises LLC



203 S Jupiter Rd

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Property Details

Price: \$3,550,000

- Established National Tenant in place for 30 years; Shepherd Controls Group, subsidiary of Flow Controls Group <https://flowcontrolgroup.com>
- 50% Office/ 50% assembly/distribution and 100% HVAC
- NNN Lease Structure, 3% annual escalations
- All new HVAC Units and Remodel / upgrades in 2023

View the full listing here: <https://www.loopnet.com/Listing/203-S-Jupiter-Rd-Allen-TX/34455997/>

Price:	\$3,550,000
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.38%
Lot Size:	0.95 AC
Gross Building Area:	12,699 SF
Rentable Building Area	12,598 SF
:	
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1992
Tenancy:	Single
Parking Ratio:	4.29/1,000 SF
No. Dock-High Doors/Loading	1
:	

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Shepherd Controls / Flow Controls Group	12,598	04/30/30

For more listing information visit:

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Location



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Property Photos



IMG_7579(1)



IMG_7584

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Property Photos



Exterior Front Entrance



IMG_7588

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Property Photos



IMG_7578(1)



IMG_6360

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Property Photos



Interior Office Space



warehouse

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Property Photos



Storage



office

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Property Photos



workspace



IMG_7586

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Property Photos



Primary Photo



Exterior Photo

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Property Photos



Exterior Photo

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