



PRIME LIGHT INDUSTRIAL INVESTMENT OPPORTUNITY

3124 Reagan Drive
Fort Worth, TX 76116

Now available, this 5,600 SF light industrial property sits on 0.75+ acres and includes an upstairs loft, expanding the total usable space to 6,200 SF. The building features two post lifts (electric over hydraulic) and offers convenient access with four 14' x 12' front grade-level doors and four 10' x 14' back grade-level doors. A private office and reception area provide dedicated workspace, while the property is equipped with 240 receptacles, including four three-phase 240V power outlets. Security is ensured with a fully fenced perimeter featuring 7-ft barbed wire. Climate control includes three radiant gas heaters in the warehouse and HVAC in the office and restroom.

A long-term tenant is in place until 2027 with annual rental escalations, ensuring consistent income. This is an exceptional investment opportunity in a high-demand industrial market.

Contact me for details!

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LIC #732918





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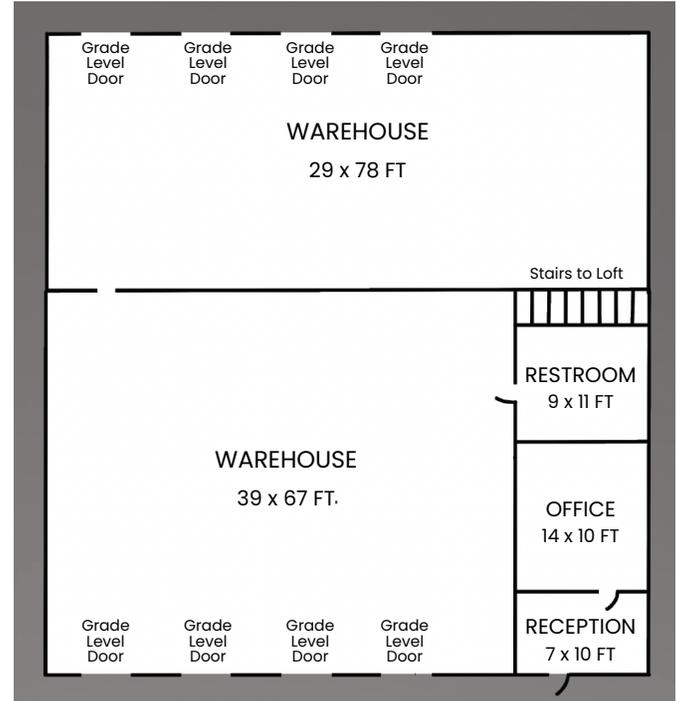
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Property Highlights

APN 211191720

Property Facts & Features

- **Space:** 5,600 SF
- **Lease Type:** NNN
- **Lot Size:** 33,106 SF
- **Tenancy:** Vacant
- **Lease Term:** 5 years
- **Lease Expiration:** 12/31/2027
- **Price/Sq Ft:** \$151.77
- **Pro-Forma Cap Rate:** 7.94%
- **NOI:** \$48,000
- **Zoning:** Commercial
- **Year Built:** 2008



Tenant Rent Escalations

TENANT	RENT START	RENT END	LEASE TYPE	BASE RENT (MONTHLY)
Bright's Transmission Service Inc.	1/1/2023	12/31/2023	NNN	\$3,600
	1/1/2024	12/31/2024	NNN	\$3,800
	1/1/2025	12/31/2025	NNN	\$4,000
	1/1/2026	12/31/2026	NNN	\$4,200
	1/1/2027	12/31/2027	NNN	\$4,400

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