

# Industrial Investment Sale

104 E PIONEER DR  
IRVING, TX 75061



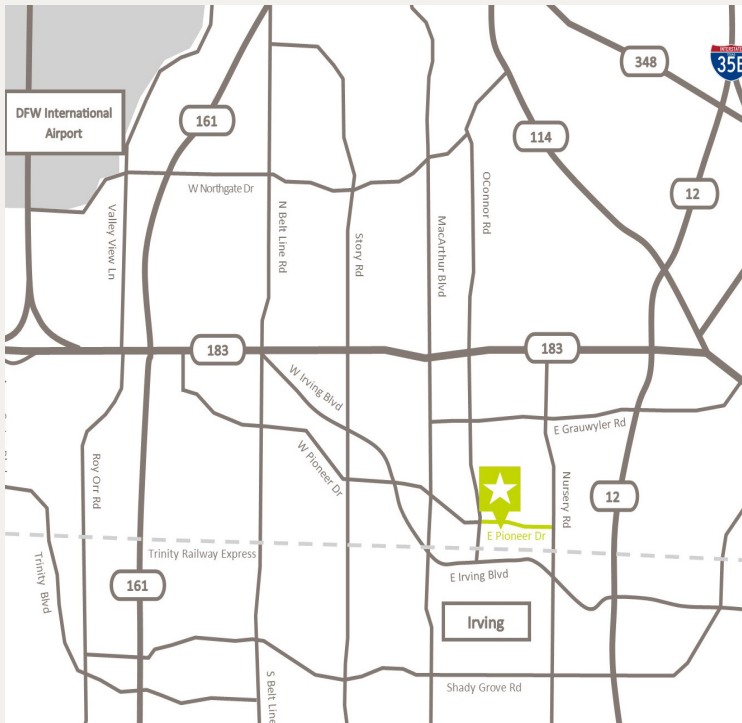
**LANCARTE**  
COMMERCIAL

Nick Talley  
ntalley@lancartecre.com  
817.907.0327

LanCarteCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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SALE PRICE **\$1,311,648.00**

## PROPERTY FEATURES

- +/- 3,500 SF Available
- 0.8 Acres
- +/-1,100 Office
- 2 Grade Level Doors (10'w X 12'h)
- 12' Clear Height
- Built in 1980
- "ML-2" Zoning
- Fenced Concrete
- Secure Storage

## INVESTMENT OVERVIEW

- Number of Tenants: 1 (Instafuel, Inc.)
- Cap Rate: 4%
- Lease Types: Absolute Net
- Lease Expiration: 10/14/2028

## LOCATION OVERVIEW

This property is located in close proximity to Irving Boulevard, Loop 12 and Highway 183. The closest major street is N O'Connor Rd less than half a mile to the west.



RELENTLESSLY PURSUING WHAT MATTERS.

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## EXTERIOR PHOTOS



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