

# FleetPride

## Birmingham, AL

### \$3,804,579

### Purchase Price

Contact Broker for Pricing Details



Subject Property

## Investment Highlights

### 2015 Built-to-Suit

The Property was recently built-to-suit for the exact specifications and requirements of the Tenant.

### Upcoming Rent Increases

FleetPride's lease is nearing the first 5% rent increase during the primary term. The lease also provides rent increases in each option.

### Strength in Sector - Long Haul Truck Delivery

FleetPride is the largest independent distributor of heavy-duty truck and trailer parts in the U.S. with over 260 locations in 45 states. The trucking industry is a \$700 Billion industry and has demonstrated continual growth due to the rise of e-commerce, with over 75% of all consumed goods in the U.S. being transported by trucks.

### Location Convenient to Customer Base

This location is in a rising industrial/distribution area near where several trucking fleet companies are based. The site is located in direct proximity to major Interstates and Highways (Interstate 65 - 107,000 VPD).



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