

FleetPride

Mobile, AL

\$3,774,566

Purchase Price

Contact Broker for Pricing Details



Investment Highlights

Strategic Relocation

Relocated from smaller facility to current location in western Mobile's primary logistics hub. FleetPride strategically positioned this store as area's only truck servicing station plus store counter and warehousing area.

Sale Center for Greater Mobile Area

This FleetPride serves as the primary sales center for the southern portion of Alabama, the Greater Mobile area and portions of Mississippi, providing products and services to direct walk-in customers as well as via daily truck routes deliveries.

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 262 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 site 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 10 - 83,000 VPD).

[Click Here for Website & Full Offering Memorandum](#)