



TRINITY

REAL ESTATE INVESTMENT SERVICES



UNITED RENTALS - NNN - SHREVEPORT, LA

6890 PATRICK LN, SHREVEPORT, LA 71129

\$1,024,390

8.2% CAP

TRINITYREIS.COM

Actual Property



SHREVEPORT, LA

\$1,024,390 | 8.2% CAP

- NNN United Rentals Lease With 1 Year Remaining on Current Term
- Healthy 5 Mile Demographics of 32,700+ Residents
- Situated in Dense Industrial Park Near Penske Truck Rental, XPO Logistics, Hyundai Glovis Logistical Provider, GE Commercial Transformer, & More
- Easy Access to Buncombe Rd (6,000 VPD) and W Bert Kouns Industrial Loop (15,100 VPD)
- Located 8 Miles From Shreveport Regional Airport, 683,400+ Travelers Annually & 15 Miles From Downtown Shreveport, 3rd Most Populous City in the State
- United Rentals is the Largest Equipment Rental Company in the World With an Integrated Network of Over 885 Rental Locations in 49 States, Every Canadian Province, Puerto Rico, and 4 European Countries

EXCLUSIVELY MARKETING BY:

TYLER PETERSON

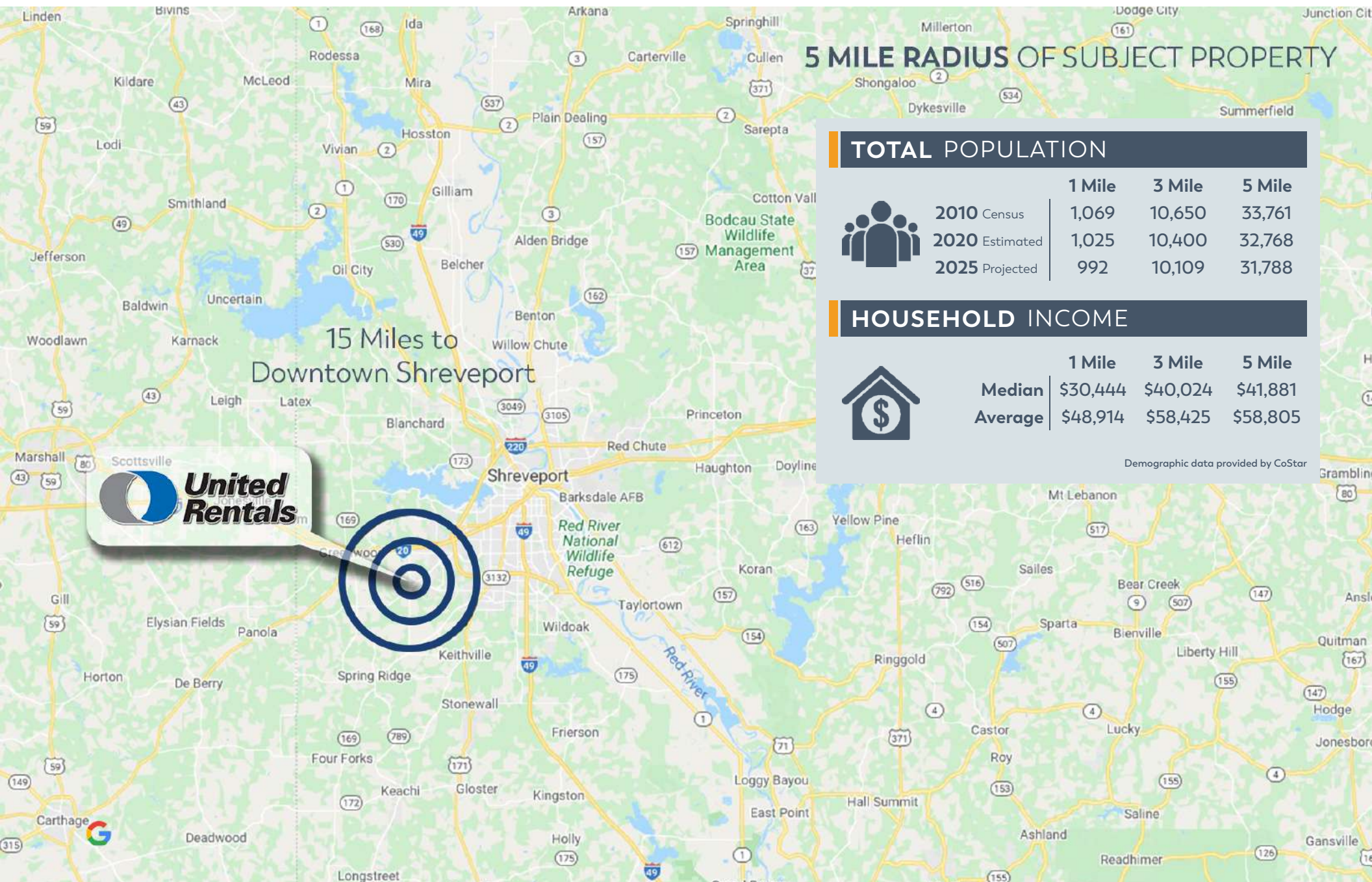
913.515.7652 | Tyler@trinityreis.com

PROPERTY DETAILS:

Building Area:	6,600 SF
Land Area:	TBD 2.0 AC
Year Built:	2010
Guarantor:	United Rentals, Inc.
Price (Psf):	\$155.21

LEASE OVERVIEW:

Remaining Lease Term:	1 Year
Rent Commencement:	7/1/2010
Lease Expiration:	6/1/2021
Base Annual Rent:	\$84,000
Lease Type:	NNN
Scheduled Rent Increases:	5/1/2022; 10% Every 5 Years
Options & Increases:	Two (2), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant





SHREVEPORT

Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. The city is home to the nearby 8th Air Force Museum at Barksdale Air Force Base (a major employer in the area), the Barnwell Garden and Art Center, Riverwalk Park, and More. Its major industries revolve around Defense & Aerospace as well as Education. Shreveport is #17 on Forbes' national "Cost of Doing Business" list.

\$23.5B
2019 Gross Metro Product



436,300
2019 Total Population

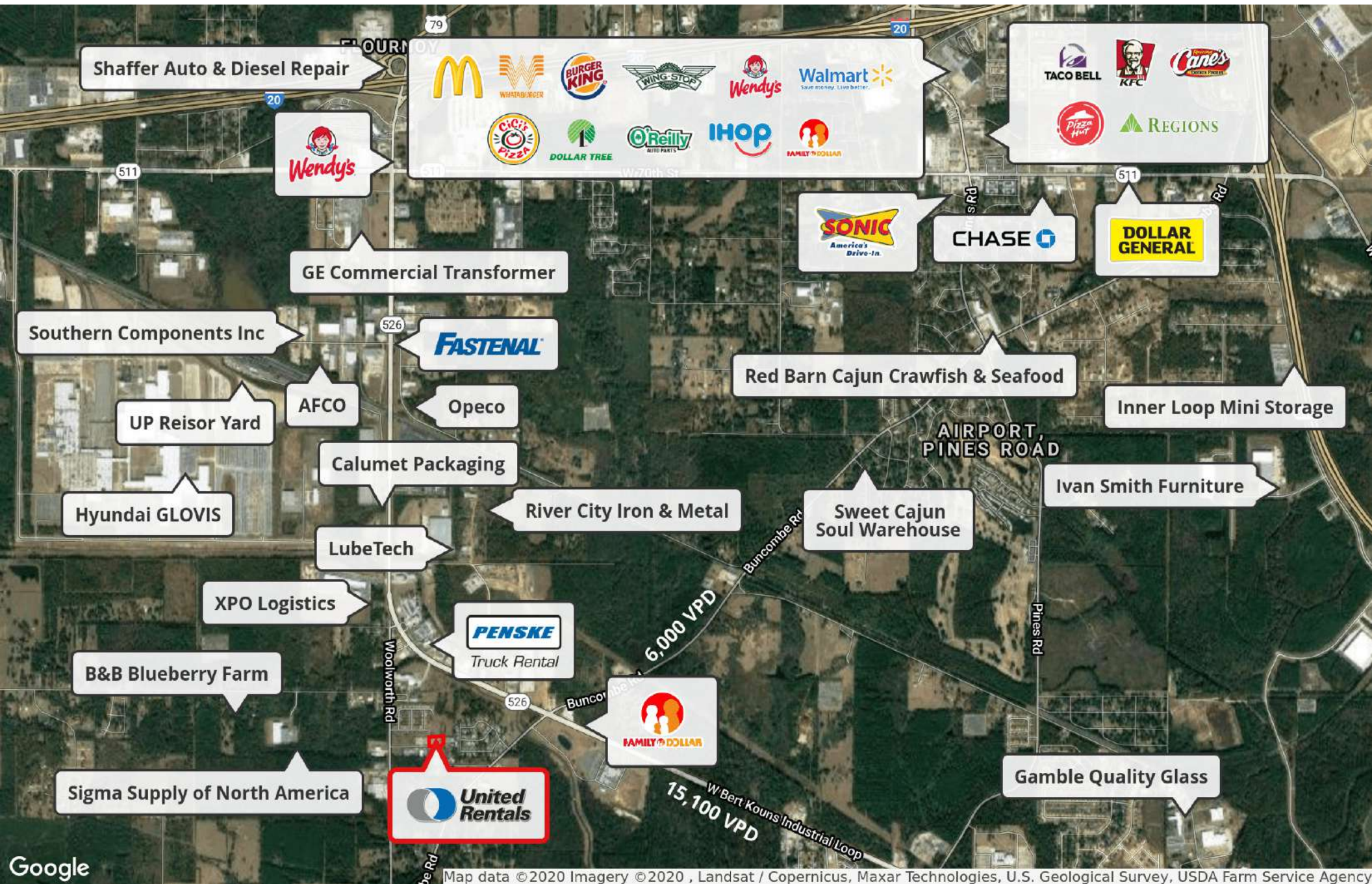


\$38,140
2019 Median Household Income



RETAILER MAP

6890 PATRICK LN | SHREVEPORT, LA











Actual Property



Actual Property



23 Years
of Success



**Publicly
Traded Co.**
NYSE: URI



\$7.82B
Market Cap



World's Largest
Equipment
Rental Company



1,185+
Locations in
49 States

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Actual Property

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BROKER OF RECORD

JUSTIN LONG

NAI - Latter & Blum

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Actual Property