



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS REAL ESTATE SERVICES, INC.

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FleetPride

1010 Belleville Turnpike
Kearny, NJ 07032

FLEETPRIDE

MARKETED BY:

OUT OF STATE COOPERATING BROKERS

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FleetPride[®]
TRUCK & TRAILER PARTS

FLEETPRIDE

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INVESTMENT SUMMARY

We are Pleased to Present Exclusively For Sale the 24,00 SF FleetPride Located at 1010 Belleville Turnpike in Kearny, New Jersey. This Deal Includes the Largest Aftermarket Distributor of Heavy-Duty Truck and Trailer Parts in the U.S. The Annual Revenues Top Approximately \$1.2 Billion and Has Over 285 Locations Across 46 States, Providing For a Secure Investment Opportunity.

OFFERING SUMMARY

PRICE	\$3,200,000
NOI	\$102,600
PRICE PER SF	\$133.33
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1010 Belleville Turnpike Kearny, NJ 07032
COUNTY	Hudson
BUILDING AREA	24,000 SF
LAND AREA	1.06 AC
BUILT	1968



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Opportunity to Significantly Increase Cash Flow at End of Current Lease Term By Changing Lease Structure and Increasing Tenants Current Below Market Rents
- Incredible Deal on a Price/SF Basis at \$133/SF
- FleetPride is the Largest Aftermarket Distributor of Heavy-Duty Truck and Trailer Parts in the U.S. With Annual Revenues of Approximately \$1.2 Billion and Has Over 285 Locations Across 46 States
- Property is Strategically Located Next to Major Truck Terminals and Distribution Centers; and Just 3-Miles From the Entrance to the Holland Tunnel
- Situated Along Belleville Turnpike (56,029 VPD) Which is a Connector Between I-95 and the Newark-Jersey City Turnpike
- Excellent Demographics With a Population of Over 215,512 Residents Making an Average Household Income of \$86,940 Within a 3-Mile Radius
- Kearny was Named by the New York Times in 2017 as Affordable and Ethnically Diverse; There's a Thriving Commercial District, New Apartment /Shopping Areas and Ship Building Ports Are Transforming Into Commercial Office Space
- An Eastern Suburb of Newark, Kearny is Less Than 20 Minutes From the Newark Liberty International Airport
- Just West of Jersey City (17 Minutes) and Across the Hudson River from New York (40 Minutes)
- Nearby Tenants Include: USPS Corporate Offices and Distribution Center, Vintage Food Corp, Family Food Distributors, Cooper Electric, NJ Transit Railroad Company, G&S Motor Equipment and National Water Main Cleaning Co



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	FleetPride
PREMISES	A Building of Approximately 24,000 SF
LEASE COMMENCEMENT	March 30, 2015
LEASE EXPIRATION	March 30, 2025
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Modified Gross Lease
PERMITTED USE	Industrial
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Landlord Pays Property Insurance
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord is Responsible For Replacement
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	2020 TAX BILL	2021 INSURANCE PREMIUM	EFFECTIVE NOI
24,000 SF	\$144,000	\$6.00	(\$31,470)	(\$9,930)	\$102,600



ACTUAL PROPERTY IMAGES

FleetPride
TRUCK & TRAILER PARTS

 **Newark Liberty**
International Airport

NEW YORK



 **Newark Liberty**
International Airport

NEWARK, NJ

 **amazon**

 **PSEG**
We make things work for you.

 **fabuwood**
ENTERTAINMENT

 **Wakefern**
FOOD CORP.

 **Red Bull Arena**

 **HELLO FRESH**

 **COVANTA**
Powering Today. Protecting Tomorrow.

 **NorPak**

 **INTERSTATE 95**

 **Cummins**

 **SPECTRASERV**

 **CSX**
TRANSPORTATION

 **NJ TRANSIT**
The Way To Go.



 **UNITED STATES POSTAL SERVICE**

 **VINTAGE**
the finest foods

 **ATLANTIC**
Supermarket Equipment

 **NATIONAL WATER MAIN CLEANING**
A Carylton Company

Freeman

Metro Food
District Corp

 **GURME 212**

 **FleetPride**
TRUCK & TRAILER PARTS



Excel Plastics Recycling, Inc.
A Plastic Recycling Company

NEW YORK, NY
MID-TOWN
MANHATTAN

NEW YORK, NY
LOWER
MANHATTAN

STATUE OF
LIBERTY



7



KEARNY TRUCK CENTER LLC



Excel Plastics Recycling, Inc.
A Plastic Recycling Company



WHOLE FOODS MARKET
 BLIMPIE
 planet fitness
 RainBOW
 SUBWAY
 BLAZE PIZZA
 BURGER KING
 DOLLAR GENERAL
 DUNKIN'
 QDOBA
 McDonald's
 Starbucks
 The UPS Store

Marshalls
 PET SMART
 ULTA
 DOLLAR TREE
 LA FITNESS
 five BEL'W
 BJ's
 Applebees
 kmart
 Starbucks
 SUPER KING
 carter's

FleetPride
 TRUCK & TRAILER PARTS

Belleville Turnpike

Walmart
 SUBWAY
 SALLY BEAUTY
 GNC
 TACO BELL

INTERSTATE 280

INTERSTATE 95

9ROUND
 Carvel
 DUNKIN'
 FIVE GUYS
 Walgreens

PAPA JOHN'S
 STOP & SHOP
 Lucille Roberts
 RainBOW
 DUNKIN'
 Walgreens
 McDonald's
 BURGER KING

7

DUNKIN'
 SUBWAY
 blink
 BLIMPIE
 RITE AID
 DOLLAR TREE
 RainBOW
 popeyes
 TACO BELL
 McDonald's
 Starbucks

ACE
 Walgreens
 DUNKIN'
 blink
 Starbucks
 BR

THE CHILDREN'S PLACE
 Walgreens
 DUNKIN'
 SUBWAY
 DCA
 Dental Care Alliance

TACO BELL
 IHOP
 Applebees
 BIG LOTS!
 CHUCK E. CHEESE'S
 Party City
 SHOE DEPT.
 DUNKIN'
 Staples
 HomeGoods
 Bath & Body Works
 RainBOW
 Lowe's
 OLD NAVY
 Marshalls
 SUPERCUTS
 Foot Locker
 MATTRESS FIRM

PAPA JOHN'S
 ACE
 Walgreens
 FAMILY DOLLAR
 Checkers
 DQ
 True Value
 DUNKIN'
 McDonald's

KEARNY | HUDSON COUNTY | NEW JERSEY

The 9.3 square mile Town of Kearny is located in the northwestern corner of Hudson County, in northeastern New Jersey. The Borough of North Arlington and the Town of Lyndhurst border the Town to the north. The Towns of East Newark and Harrison form the southwestern border of the Town. The Hackensack River forms the Town's eastern border, the Passaic River forms the western border, and the southeastern border of the Town is formed by the confluence of the two Rivers into Newark Bay. The Town can be divided into three distinct geographic areas, The Uplands, Kearny Meadows, and the South Kearny Peninsula, commonly referred to as South Kearny. The 2020 population of Kearny, New Jersey is 40,750.

The location of Kearny within the northern New Jersey-New York metropolitan region presents numerous opportunities for economic development as well as convenient access to the richest markets for goods and services in the world. Kearny is strategically located within 10 miles of New York City, and is virtually at the center of the Boston-Washington megalopolis. Kearny is the epicentre of the Northeast marketplace; which is the bridge to regional, national and global commerce. Kearny's Urban Enterprise Zone (KUEZ) is unique because it encompasses both a retail/commercial sector as well as a distinct industrial sector. The KUEZ covers 20% of the town's 9.3 sq. miles (1,193 acres) including some 97% of its major business districts. The South Kearny Peninsula is an isolated landmass that serves as the confluence of the Hackensack and Passaic Rivers. Its waterfront access and situation along major transportation routes has contributed to developing South Kearny as an industrial center.

The Kearny Public Library is one of New Jersey's remaining Carnegie libraries, and houses a museum on its third floor which mounts exhibitions related to the history and culture of the town and has a collection of artifacts related to the town's namesake. Kearny is a fabulous destination for a family break. One can visit the Statue of Liberty & Ellis Island Tour with Pedestal Access. Outdoor activities include Taste of NYC Helicopter Tour, New York City Skyline Day Tour, Private Night Tour Across the Hudson and City Scavenger Hunts by Operation City Quest of New Jersey. A number of small parks running along the Passaic River are collectively called Riverbank Park. The largest, located on the colloquial "Bunnyland Hill", is a gift from Kearny's veterans. The largest park is West Hudson Park, shared with Harrison, which contains a variety of sports fields, recreational areas, and an artificial pond. The second largest recreational zone is the Kearny Playground at Gunnel Oval.



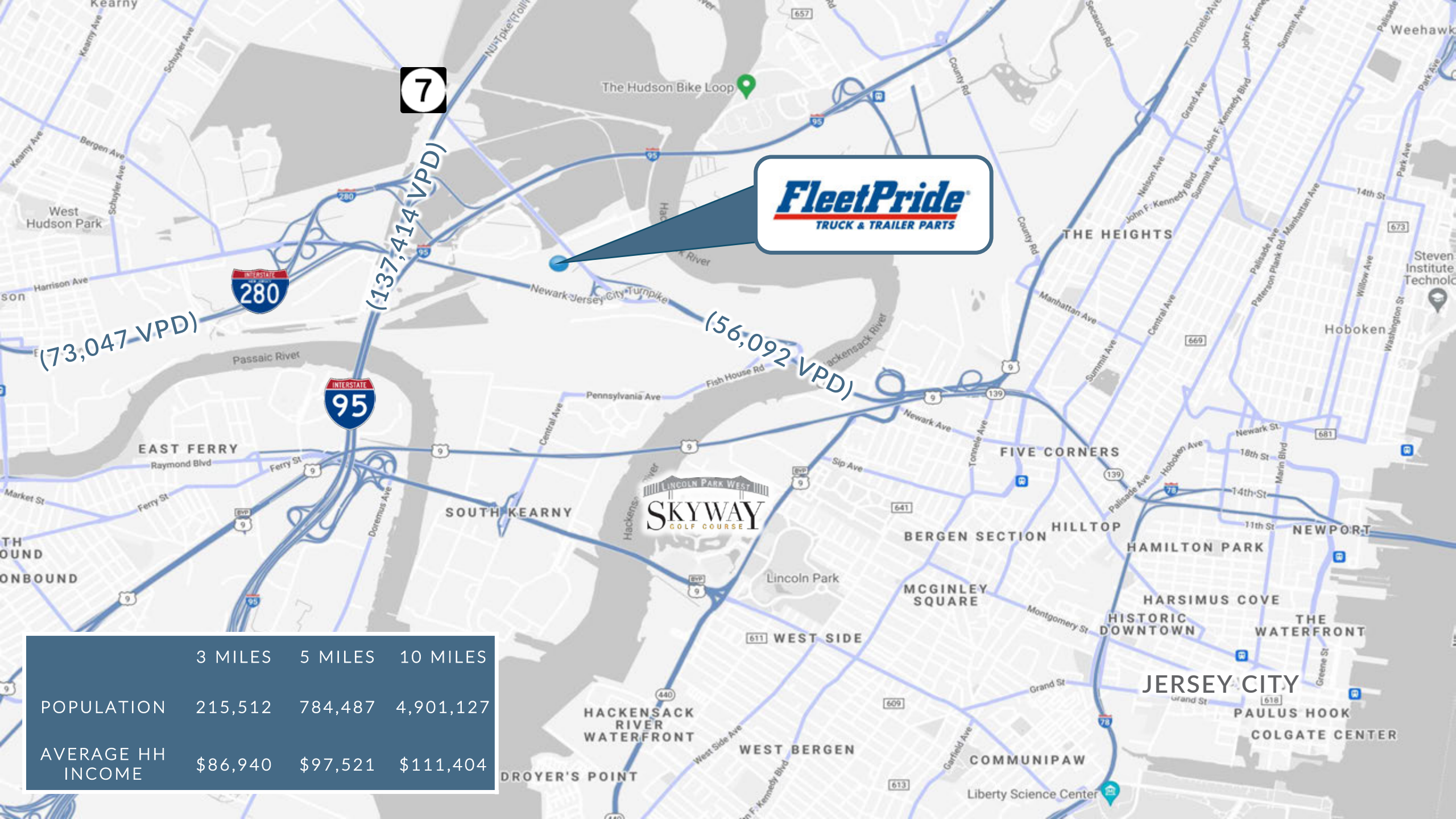
KEARNY PUBLIC LIBRARY



KEARNY, NJ



NEW YORK CITY, NY



FleetPride
TRUCK & TRAILER PARTS

	3 MILES	5 MILES	10 MILES
POPULATION	215,512	784,487	4,901,127
AVERAGE HH INCOME	\$86,940	\$97,521	\$111,404

FLEETPRIDE

TENANT PROFILE

Headquartered in Irving, Texas, we are the nation's largest independent distributor of heavy-duty truck and trailer replacement parts. FleetPride needs exceptional people to support our ambitious growth plans! We offer competitive compensation and benefits, and exciting opportunities for career development. Formed in 1999, FleetPride has grown rapidly to 285+ locations across 46 states, our 3,200+ associates are heavy-duty truck and trailer experts that do what they say they'll do, value our customers and have the knowledge and skill to troubleshoot issues and find the part you need faster than anyone else in heavy-duty.

We sell more than 260,000 heavy-duty truck and trailer parts from the most recognized, quality-built brands. For all vocations, we also offer late-model and hard-to-find from refuse parts. With our 5 Distribution Centers and Dedicated Delivery 5 days per week to most branches, we have Faster Deliveries, Better Availability, the Best Selection, and All The Parts You Need to keep your trucks on or off-road. FleetPride specializes in selling Parts and providing Services for heavy-duty trucks and trailers, primarily Class 6-8. We serve all vocations and sell to multiple industries, including agriculture, construction, energy, freight and shipping, food and beverage, leasing, long- and short-haul, mining, transit and school bus, waste management, intermodal, and work trucks.



COMPANY TYPE
Private



FOUNDED
1999



OF LOCATIONS
285+



HEADQUARTERS
Irving, TX



WEBSITE
fleetpride.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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