

American Net Lease – Dwaine Clarke or Quinn Mitchell
Phone: 860-385-1234 or 860-539-6955 | Fax: 800-450-2780
Email: dclarke@AmericanNetLease.com or Quinn@AmericanNetLease.com

Newly Listed Sherwin-Williams - Sioux City, Iowa



Tenant: The Sherwin-Williams Company

Location: 5725 Sunnybrook Dr, Sioux City, Iowa

Asking Price: \$1,990,000

CAP Rate: 5.27%

Current NOI: \$105,040.04 through May 2027

- 6/1/2027 - \$115,544.04

Rental Increases: 10% every 5 years

Options: 2 (5) years increasing 10% each option

- 6/1/2032 - \$10,592.54
- 6/1/2037 - \$11,651.80

Building Size: 4,500 square feet

Lot Size: .076 acres

Built: 2012

Lease Expiration: May 31, 2032

Lease Term: 10 Years

Years Remaining: 10

The information contained herein was obtained from sources believed to be reliable; however GCT Commercial Services, LLC, dba American Net Lease makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, price changes or conditions prior to sale or lease or withdrawal without notice.

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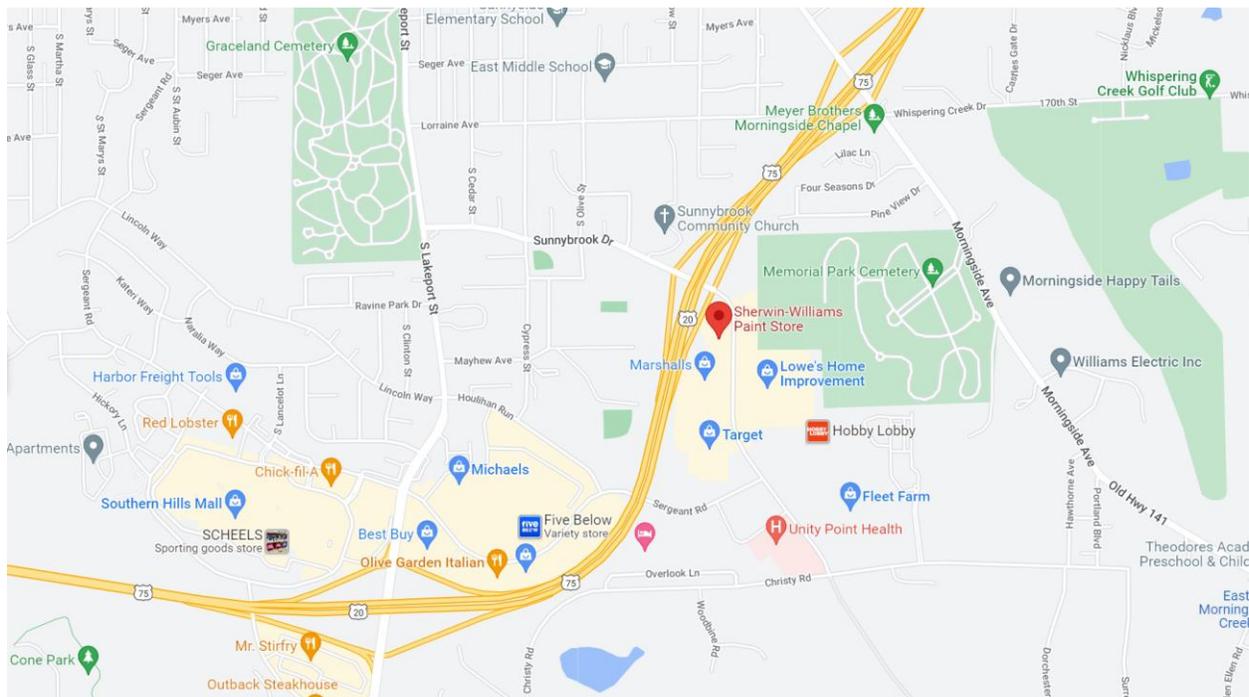
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Lease Type: NN (Landlord Responsible for Roof, Structure, Parking & HVAC)

Deal Highlights:

- Recently Renewed Lease - Expires May 31, 2032
- Strong tenant history since 2012
- Located in a strong retail corridor, just off Freeway I-75 with neighboring tenants: Lowes, Target, McDonald's, Hobby Lobby, Marshalls, Bed, Bath and Beyond, and others
- Over 13,000 direct traffic off of Sunnybrook Drive
- Average Household Income \$69,889
- Over 82,000 population in Sioux City MSA
- Easy Access and Excellent Visibility



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