



# CENTRAL TRANSPORT

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

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## INVESTMENT SUMMARY

List Price:	\$12,720,000
Current NOI:	\$890,400.00
Initial Cap Rate:	7.00%
Land Acreage:	16.15
Year Built	2000
Building Size:	48,850 SF
Price PSF:	\$260.39
Lease Type:	NN
Lease Term:	3 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present an exceptional investment opportunity in the heart of Louisville, Kentucky. This pristine 40,850 SF office building, constructed in 2000, offers a prime location making it an ideal choice for office and office building investors. With a strategic position in the vibrant Louisville area, this property presents a promising prospect for those seeking to expand their commercial real estate portfolio. Boasting modern amenities and ample space, this building is poised to meet the needs of a wide range of businesses and tenants, ensuring a solid return on investment. Don't miss out on the chance to add this exceptional property to your investment portfolio!



**PRICE** \$12,720,000



**CAP RATE** 7.00%



**LEASE TYPE** NN



**TERM REMAINING** 2.7 Years

## INVESTMENT HIGHLIGHTS

- Prime location in Louisville, Kentucky
- **Terminal Area:** 40,000 SF, designed to handle high volumes of cargo and optimize operational workflows
- **Shop Area:** 5,600 SF, equipped for maintenance and repair operations, ensuring peak performance and longevity of your fleet
- **Office Space:** 3,250 SF of professional office space, facilitating administrative operations and management functions
- **Dock Doors:** 100 dock doors, providing unparalleled capacity for loading and unloading, ensuring swift and efficient turnover
- **Bay Doors:** 6 bay doors, providing extra versatility for various operations, including specialized loading and unloading tasks. These bay doors complement the dock doors by offering additional access points for diverse logistical needs
- Built in 2000, Offering Contemporary Infrastructure
- Zoned EZ1-ENTERP for Versatile Business Use
- Versatile layout to suit various business operations



## LEASE SUMMARY

Tenant:	Central Transport
Lease Type:	NN
Primary Lease Term:	3 Years
Annual Rent:	\$890,400.00
Taxes, Insurance & CAM:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility
Lease Start Date:	Jan 1, 2024
Lease Expiration Date:	May 1, 2027
Lease Term Remaining:	2.7 Years
Rent Bumps:	3% Annually

## PROPERTY SUMMARY

Year Built:	2000
Lot Size:	16.15 Acres
Building Size:	48,850 SF
Zoning:	EZ1-ENTERP





## OVERVIEW

Company:	Central Transport
Founded:	1932
Total Revenue:	\$1.6B per year
Headquarters:	Warren, MI
Website:	<a href="https://www.centraltransport.com/">https://www.centraltransport.com/</a>

## TENANT HIGHLIGHTS

- Central Transport is a leading provider of less-than-truckload (LTL) shipping services across North America, boasting a comprehensive network that includes hundreds of terminals strategically located throughout the United States, Canada, and Mexico.
- Central Transport leverages advanced technology to enhance its logistics operations, offering customers real-time shipment tracking, electronic proof of delivery (ePOD), and efficient routing systems.
- The company has invested in a modern fleet of energy-efficient vehicles that meet stringent emission standards, reducing its carbon footprint.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Year 1	\$890,400.00	\$74,200.00	-
Year 2	\$917,112.00	\$76,426.00	3% Increase
Year 3	\$944,625.36	\$78,718.78	3% Increase

## TENANT BACKGROUND

As a family business, for nearly 90 years Central Transport has been helping to build and shape the American way of life. Though our beginning years were modest, hard work and continued reinvestment enabled us to grow and support the changing needs of America’s businesses and communities.

Today, our presence is nationwide with more than 200 facilities committed to providing safe and efficient LTL transportation for our customers—both in the small business sector and the country’s largest manufacturers and retailers. We understand that our customers’ needs vary and change, and it is the adaptability of our network, technology, and unwavering dedication of our team members that enable us to maintain strong and consistent service levels throughout our network offering Next Day, Regional, and Long Haul services.

We prioritize reinvestment in equipment, infrastructure, training and technology in order to exceed our customers’ expectations while navigating the ever changing landscape of the nation’s supply chain. This strong yet flexible model has allowed us to consistently rank as one of the Top 15 LTL carriers in the nation, and is the foundation for our continued evolution so that we may continue to provide top-tier transportation solutions to the communities, businesses and corporations that have grown along with us

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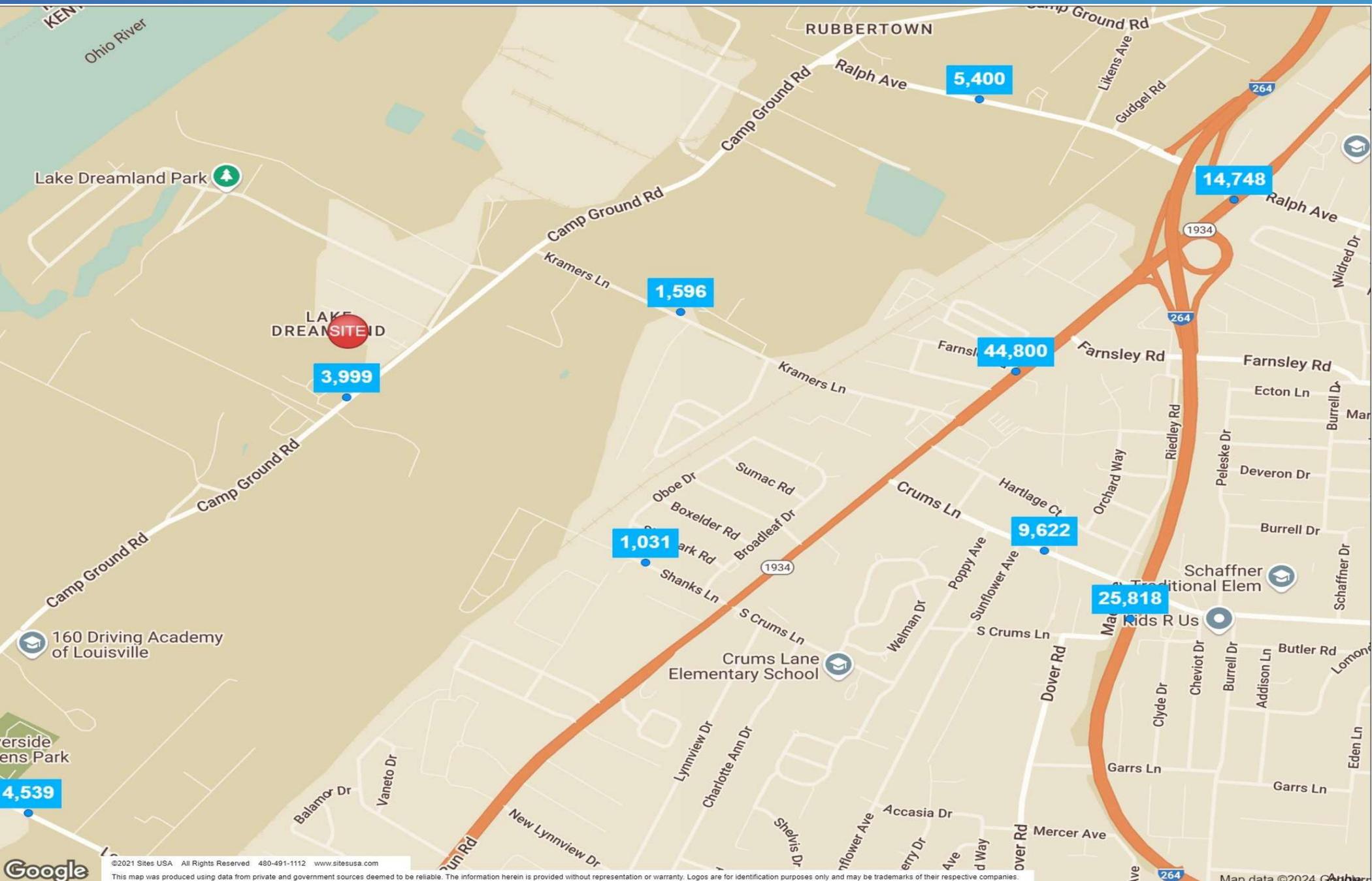
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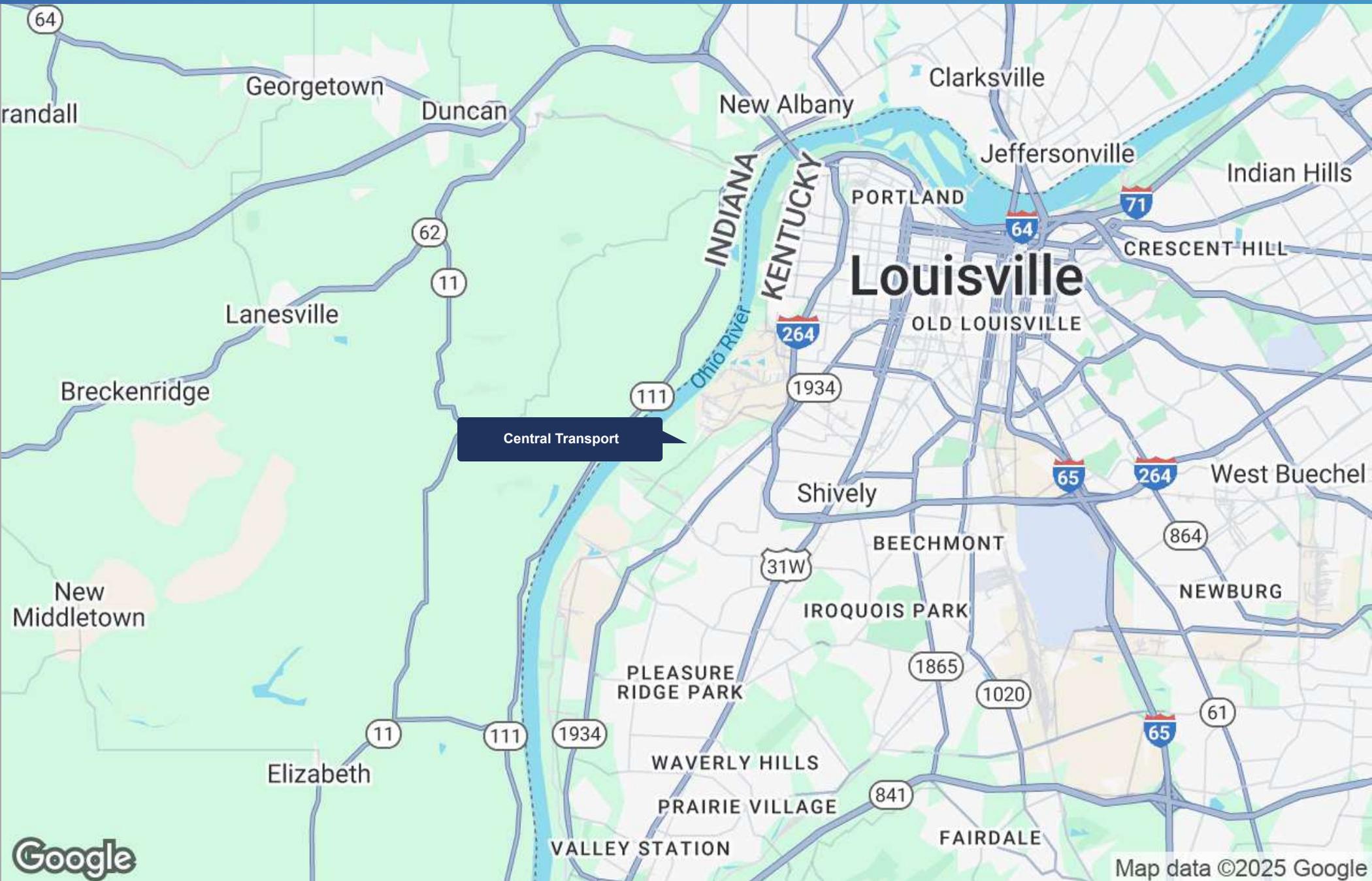
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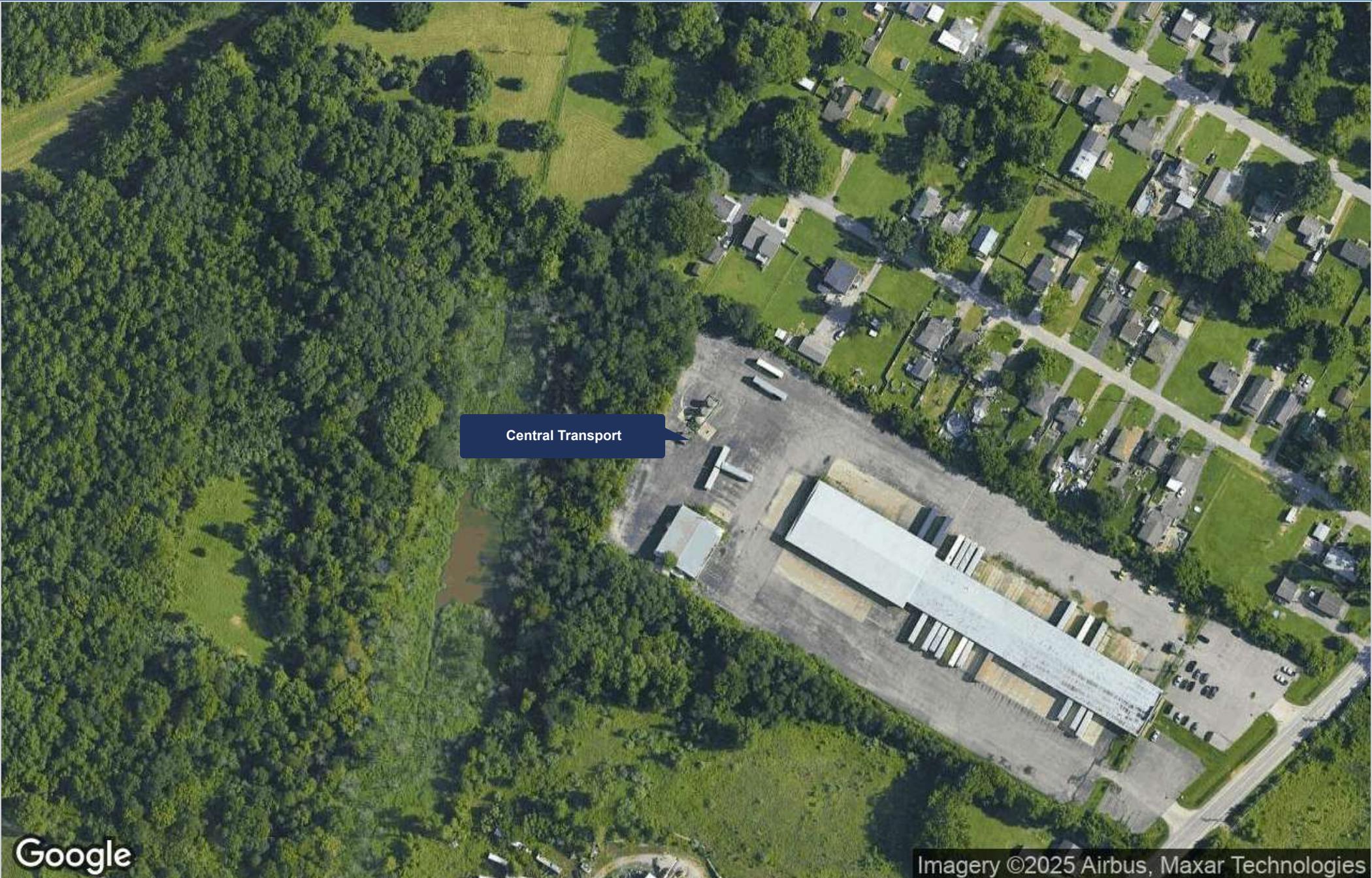
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Central Transport

Google

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	42,721	156,158	470,781
Total Population 2030	42,256	155,389	470,957
Median Age	39.4	37.9	38.3
# Of Persons Per HH	2.4	2.4	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,510	63,133	199,611
Average HH Income	\$56,274	\$55,201	\$66,113
Median House Value	\$154,837	\$136,409	\$166,581
Consumer Spending	\$411.2M	\$1.4B	\$5B

Louisville, Kentucky, is a vibrant city located along the Ohio River, known for its rich history, cultural diversity, and Southern charm. As the largest city in Kentucky, Louisville is famous for its annual Kentucky Derby, the most celebrated horse race in the world, which draws visitors from all over to the historic Churchill Downs. The city is also home to the Louisville Slugger Museum & Factory, celebrating its long-standing connection to baseball, and the Muhammad Ali Center, which honors the life and legacy of the world-renowned boxer and humanitarian who was born and raised in Louisville.

Beyond its historical significance, Louisville boasts a thriving arts and culture scene. The city features numerous theaters, galleries, and live music venues, contributing to its reputation as a hub for creative expression. The downtown area has undergone significant revitalization, with the development of the NuLu district—a trendy area known for its art galleries, independent boutiques, and farm-to-table restaurants. The city's culinary scene, highlighted by its bourbon heritage, is also a major draw, offering everything from upscale dining to classic Southern comfort food.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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