

# FOR SALE

OFFERING MEMORANDUM

2715 Bells Hwy Jackson, TN 38305



AMERICAN  
FIRE PROTECTION  
GROUP, INC.

POWERED BY **API Group**



# AMERICAN FIRE PROTECTION GROUP



BUCHANAN  
REALTY  
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

# PROPERTY OVERVIEW

2715 Bells Hwy Jackson, TN 38305

# \$2,044,000

LIST PRICE

American Fire Protection Group (AFPG), a subsidiary of APi Group, is a leading national provider of fire protection and life safety solutions. Founded in 1931 and now headquartered in Edina, Minnesota, AFPG operates from more than 15 locations across the U.S. The company specializes in fire sprinkler systems, alarms, suppression systems, extinguishers, and access control—offering clients a full-service, worry-free safety experience. Guided by core values of safety, integrity, excellence, and community care, AFPG combines the resources of a multi-billion-dollar parent company with a family-oriented culture. Beyond its technical expertise, AFPG actively supports local communities through charitable initiatives and is recognized for its commitment to building lasting relationships and delivering reliable protection.



**16,352 SF**



**1.78**  
Acres



**2025**  
Renovated

**7**  
Yr Lease



**NNN+**  
Lease Type



**BUCHANAN  
REALTY  
GROUP**  
INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

# PROPERTY MAP & TRAFFIC DATA

2715 Bells Hwy Jackson, TN 38305

# \$2,044,000

LIST PRICE

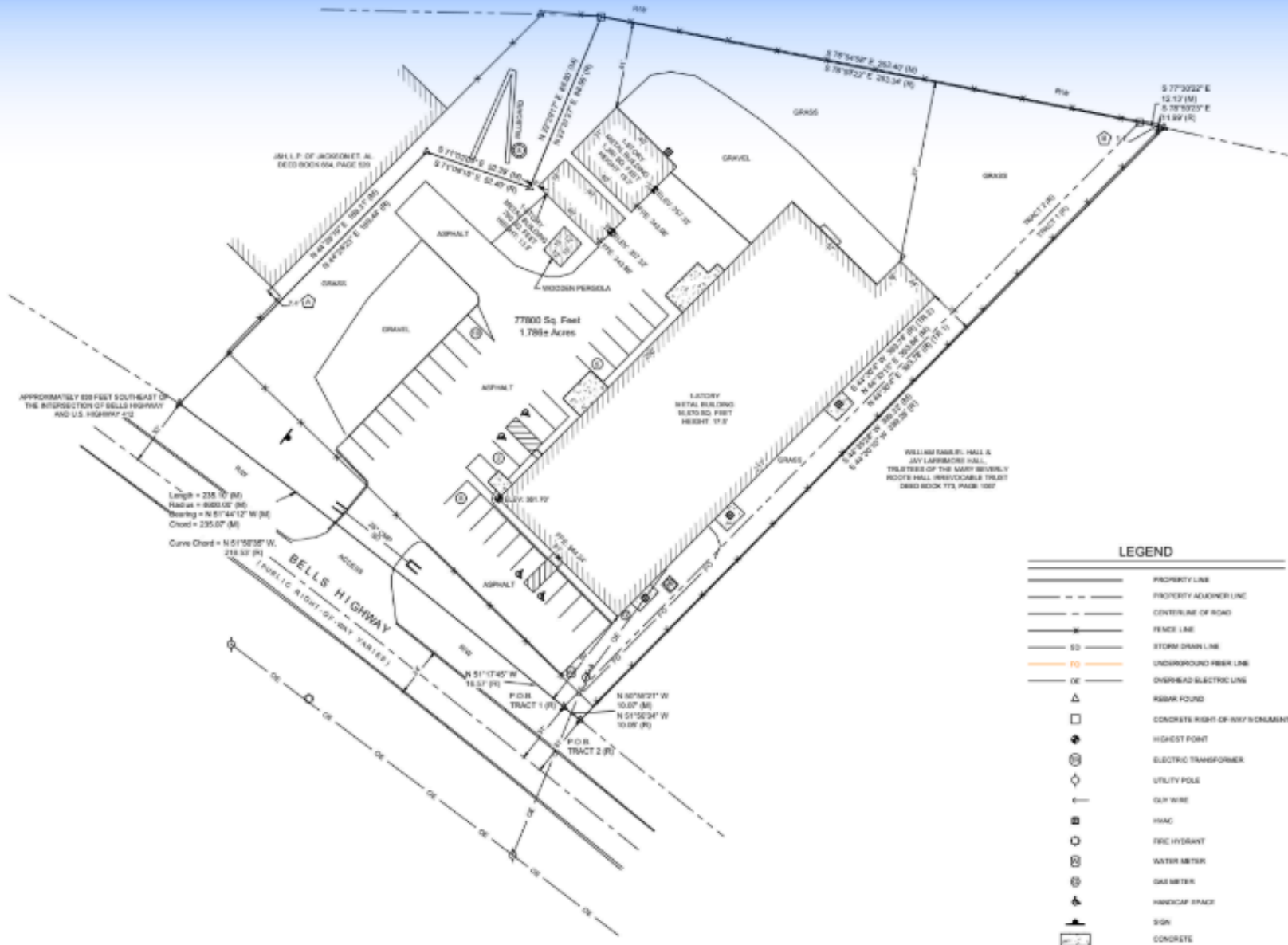


# PROPERTY SURVEY

2715 Bells Hwy Jackson, TN 38305

# \$2,044,000

LIST PRICE



# RENT ROLL & INVESTMENT HIGHLIGHTS

2715 Bells Hwy Jackson, TN 38305

# \$2,044,000

LIST PRICE

TENANT	GLA	% OF GLA	ANNUAL BASE RENT	INCREASES	DATES	LEASE TYPE
American Fire Protection	16,352 SF	100%	\$143,079.96	2.5% Every Year	4/25/25 - 10/06/2031	NNN

## EXPENSES

Category	Financial Responsibility	Managerial Responsibility	Notes
Real Estate Taxes	Tenant	Landlord	Tenant reimburses monthly estimate
Insurance	Tenant / Landlord	Tenant / Landlord	Tenant maintains primary coverage; landlord is reimbursed for their portion
Common Area Maintenance (CAM)	Tenant	Landlord	Tenant reimburses monthly estimate
Building Repairs & Maintenance	Tenant	Landlord	Tenant reimburses monthly estimate
Parking Lot	Tenant	Landlord	Tenant reimburses monthly estimate
Roof & Structure	Landlord	Landlord	Landlord fully responsible
HVAC	Tenant	Tenant	Tenant fully responsible
Utilities	Tenant	Tenant	Tenant fully responsible

- 16,352 SF Newly Renovated Building (2025)
- 1.78 Acre Lot
- 7-Year NNN Lease
- 2.5% Annual Increases
- (2) 5 Year Renewal Options
- Excellent Accessibility from Interstate and Highways
- Located in Tax-Free Tennessee. No state income tax and strong economic growth make this a top-tier investment market.

# OFFERED BY

## OFFERING MEMORANDUM



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