

# Harbor Freight Tools

2437 Highway 80 West, Dublin, GA 31021

## Stable Income

Long Term **Corporate Lease**

Annual Rent **\$184,190**

CAP RATE **6.7%**

## Ideal Location

Surrounded by other National retailers such as **Tractor Supply, Walmart, O'Reilly Auto Parts**

Excellent frontage on main retail street

Newer construction/ built to suit in **2019**

## Listed By:

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**HARBOR FREIGHT**  
**QUALITY TOOLS LOWEST PRICES**

# The Offering

**Price:** \$2,750,000

**CAP RATE:** 6.7%

**ANNUAL BASE RENT:** \$184,190

**LEASE EXPIRATION:** September 30, 2029

**OPTIONS:** Five -5 Year Options

**RENT INCREASES:** 10% in each Option

**LEASE TYPE:** NN LEASE

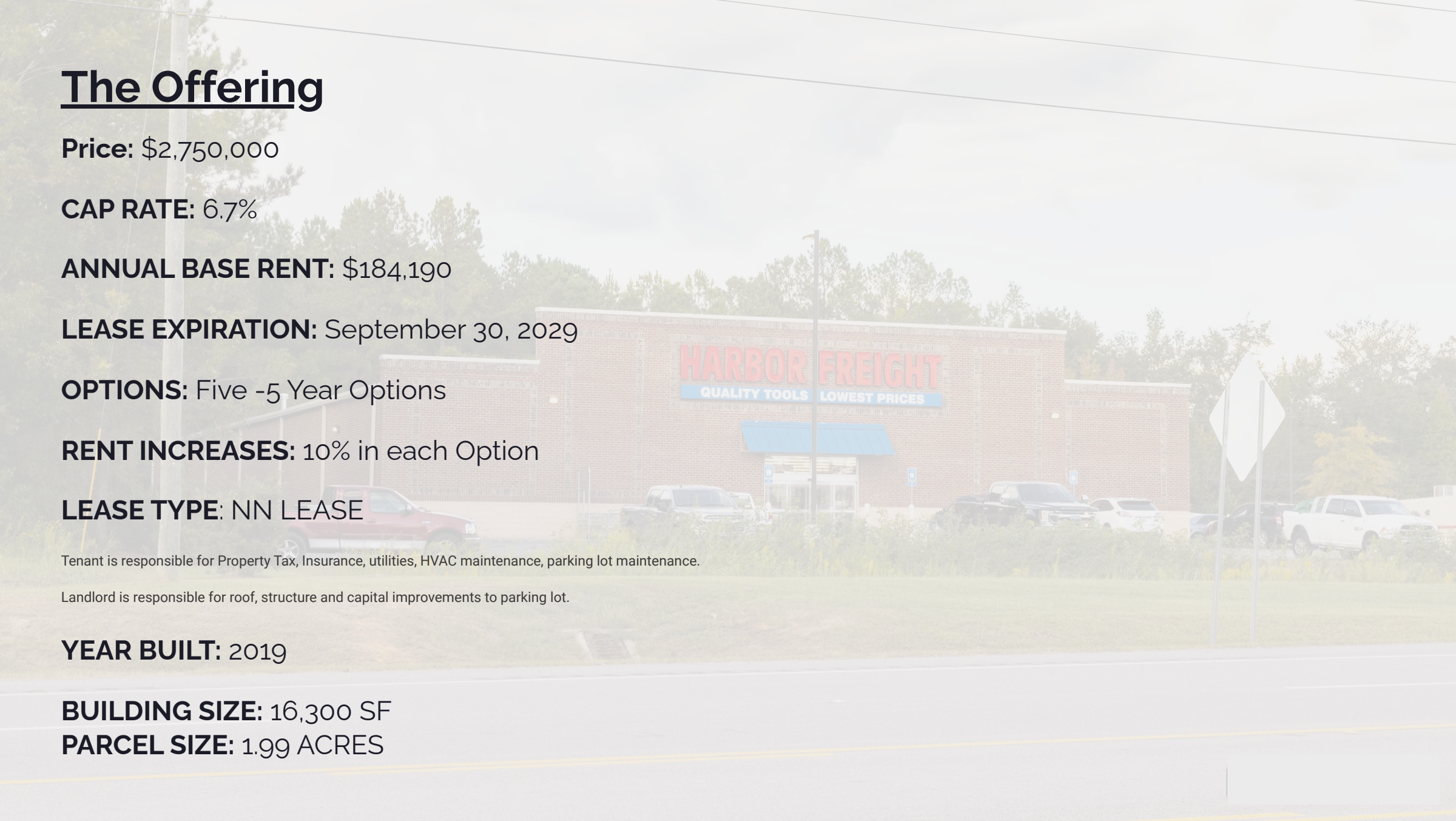
Tenant is responsible for Property Tax, Insurance, utilities, HVAC maintenance, parking lot maintenance.

Landlord is responsible for roof, structure and capital improvements to parking lot.

**YEAR BUILT:** 2019

**BUILDING SIZE:** 16,300 SF

**PARCEL SIZE:** 1.99 ACRES



## Rent Roll and Occupancy



### Lease Guarantor:

Harbor Freight Tools USA, Inc.



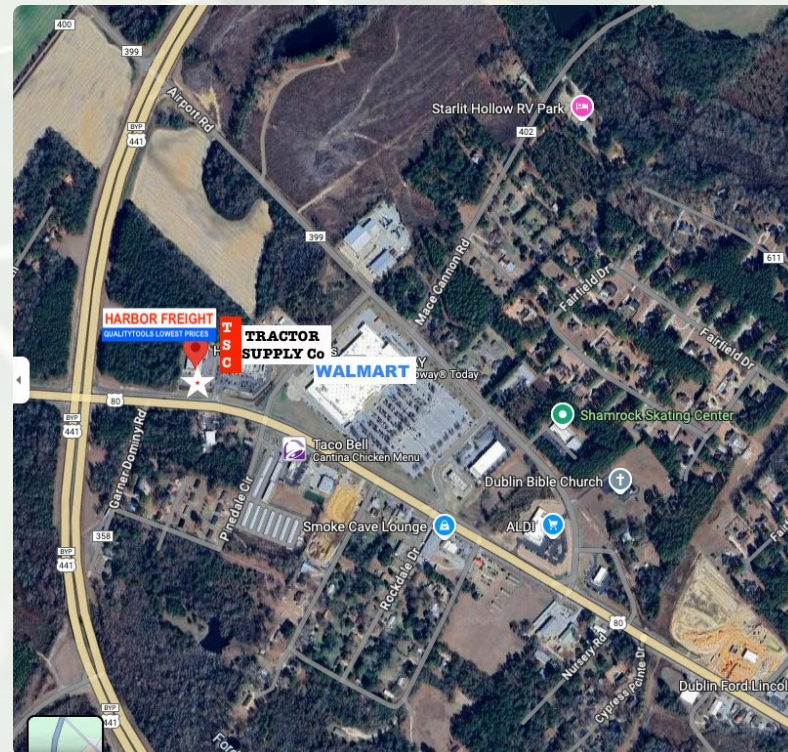
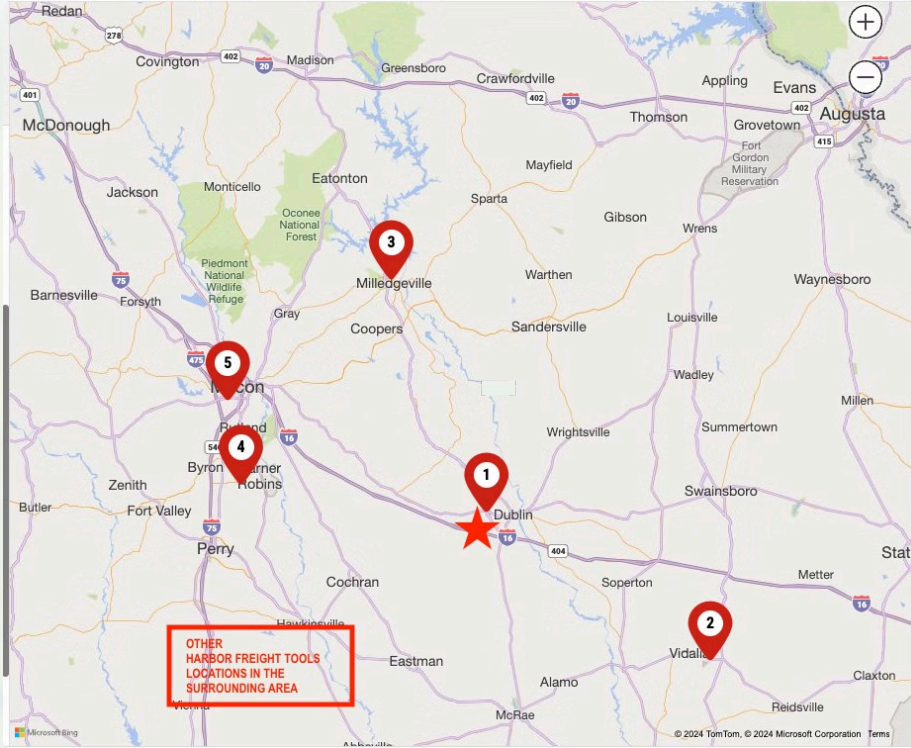
### Rent Increases:

10% in each Option

1	2	3	4	5	6
<u>Tenant Name</u>	<u>Leased Area</u>	<u>Monthly Rent</u>	<u>CAM</u>	<u>Total</u>	<u>Lease</u>
Harbor Freight Tools	16,300 SF	\$15,349.17	\$2,512.92	\$17,862.09	Expires 9/30/29 Options (5) 5 Yr.



# Aerial Overview





# Contact Us

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