

Harbor Freight Tools

2437 Highway 80 West, Dublin, GA 31021

Stable Income

Long Term **Corporate Lease**

Annual Rent **\$184,190**

CAP RATE **7.0%**

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:

Jason Choi

DRE 02043421

714-272-3847

jasonchoi@kw.com



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

The Offering

Price: ~~\$2,750,000~~ **\$2,632,000**

CAP RATE: ~~6.7%~~ **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

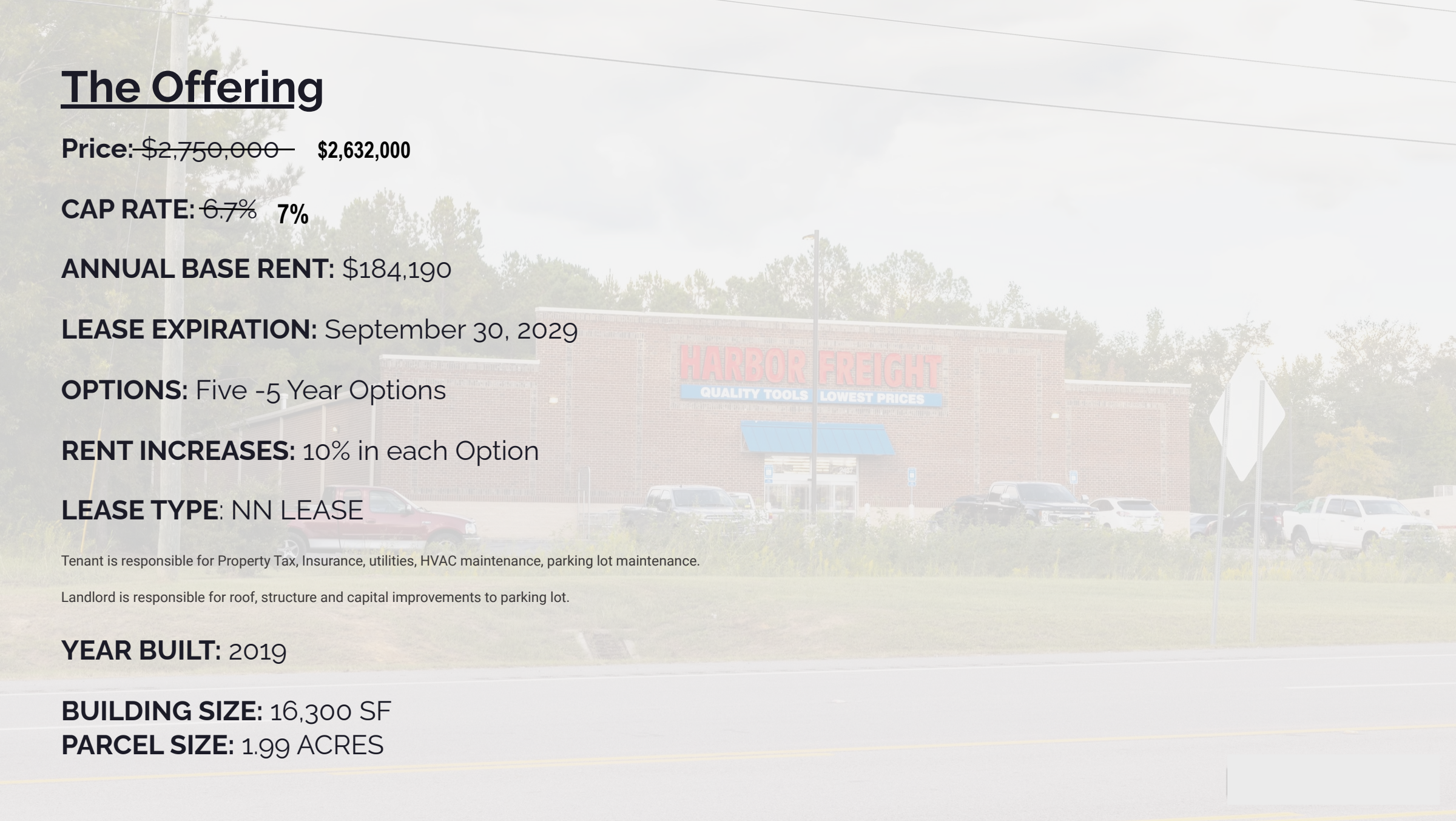
Tenant is responsible for Property Tax, Insurance, utilities, HVAC maintenance, parking lot maintenance.

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.

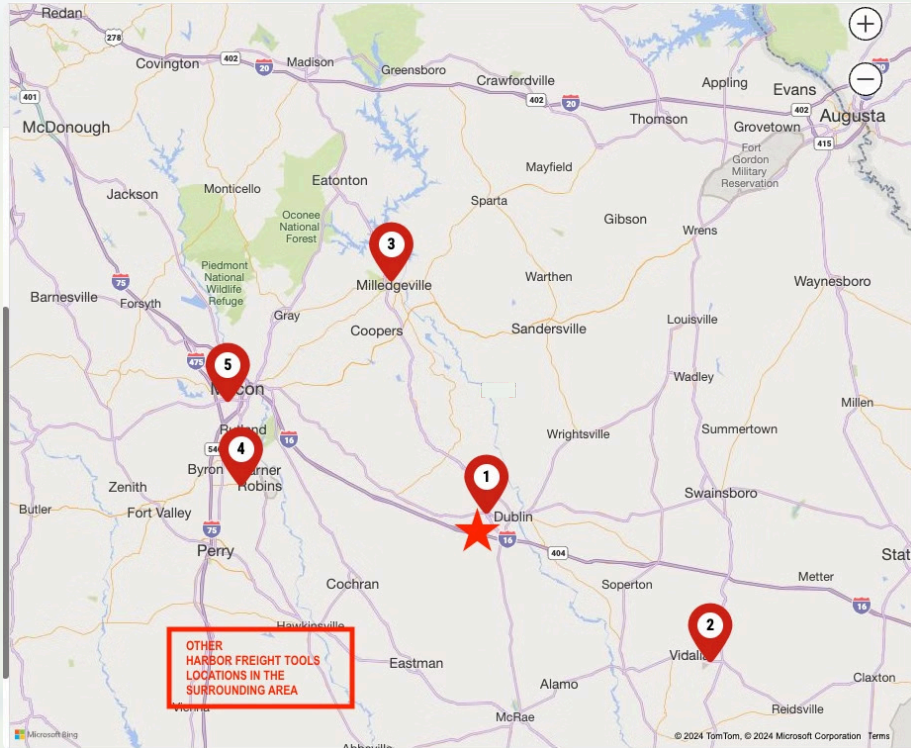


Rent Increases:

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

- Jason Choi
- DRE 02043421
- 714-272-3847
- jasonchoi@kw.com

