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**Single-Tenant Net Leased Industrial Offering**

10-Year Absolute Net Sale-Leaseback

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Centerville, Iowa 52544**

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# The Offering

Colliers is pleased to present the opportunity to purchase this Absolute Net Sale-Leaseback of the recently constructed RAMBO Bikes headquarters and distribution center in Centerville, IA. Upon closing, RAMBO Bikes will enter into a 10-year absolute net sale lease at \$5.25/NNN with 3% annual rent escalations.

With the rapid adoption of the electric biking industry, RAMBO Bikes has positioned themselves as an industry leader. With the completion of this facility in 2022, RAMBO Bikes is well positioned to implement their rapid growth plan from this location long into the future.

## Highlights:

- Newly constructed facility (2022)
- 10-year initial term
- Absolute Net lease structure (Zero Landlord responsibilities)
- 3% annual rent escalations
- Room for future expansion



# Pricing & Financial Summary

## Lease Structure

Tenant	RAMBO Bikes
Lease Type	Absolute Net lease structure (Zero Landlord responsibilities)
Lease Term	10-years
Lease Commencement	Upon close of escrow
Lease Rate	\$5.25/NNN
Net Operating Income	\$241,080
Annual Rent Escalations	3%
Renewal Options	Three 5-year options at Fair Market Value
Sale Price	\$2,920,000 (8.25 CAP)
Call for Offers Date	Friday, October 4th



## Rent Roll

Tenant Name	Square Feet	% of Property	Lease Term	Rental Rates			
				PSF	Annual	Escalations	
RAMBO Bikes	45,920	100%	1/1/25 to 12/31/34	1/1/25 - 12/31/25	\$5.25	\$241,080.00	3%
				1/1/26 - 12/31/26	\$5.41	\$248,312.40	3%
				1/1/27 - 12/31/27	\$5.57	\$255,761.77	3%
				1/1/28 - 12/31/28	\$5.74	\$263,434.63	3%
				1/1/29 - 12/31/29	\$5.91	\$271,337.66	3%
				1/1/30 - 12/31/30	\$6.09	\$279,477.79	3%
				1/1/31 - 12/31/31	\$6.27	\$287,862.13	3%
				1/1/32 - 12/31/32	\$6.46	\$296,497.99	3%
				1/1/33 - 12/31/33	\$6.65	\$305,392.93	3%
				1/1/34 - 12/31/34	\$6.85	\$314,554.72	3%



# Property Details

**Property Address** 22844 230th Ave, Centerville, IA 52544

**Property Type** Industrial

**Building Size (SF)** 45,920 SF  
• Warehouse: 41,000 SF (82x500)  
• Office: 4,920 SF (82x60)

**Site Size** 7.287 acres

**Year Built** 2022

**Clear Height** 20'

**Dock Doors** 3

**Drive In Doors** 1

**Structure** Metal panel construction

**Roof** Standing seam metal roof



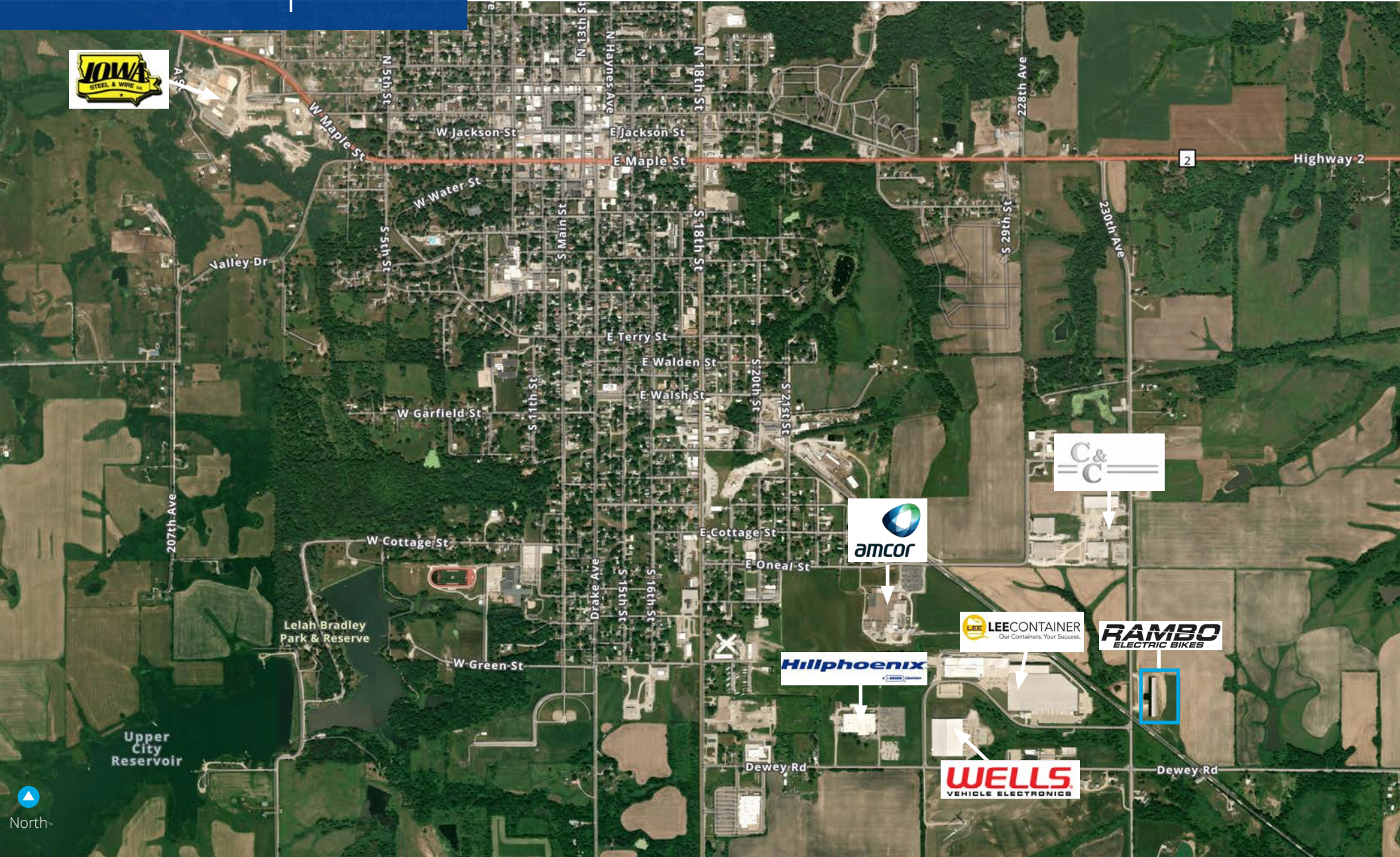


# Property Photos



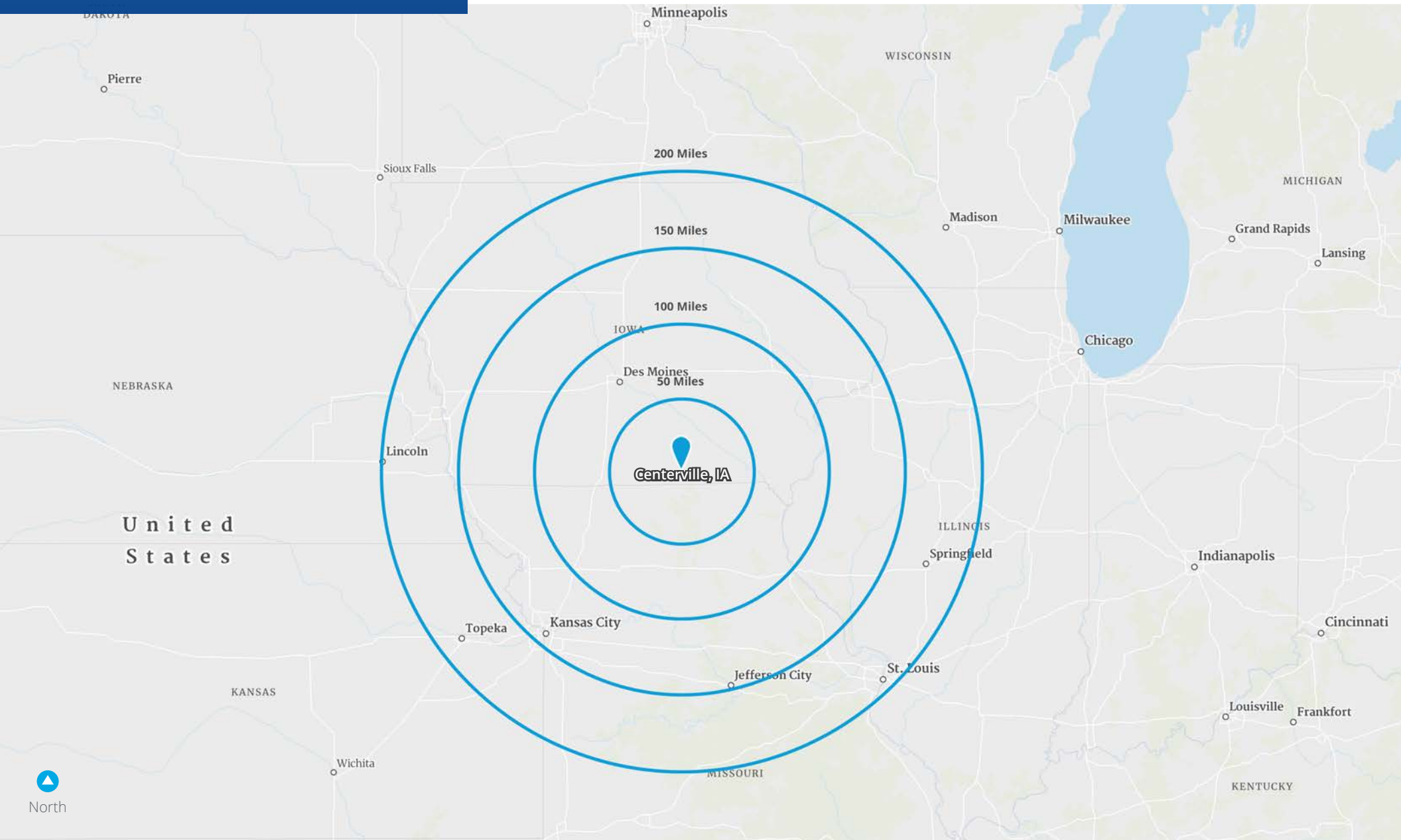


# Aerial Map





# Area Map





# Tenant Profile



Centerville, IA is only about 80 miles southeast of Des Moines which is the fastest growing large metropolitan area in the Midwest with a population over 730k.

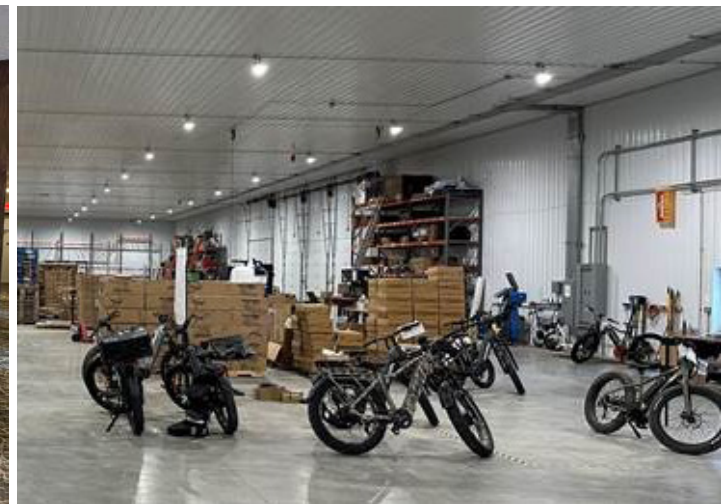
Serviced by the Iowa Southern Railway (ISRY) providing class one connections with BNSF, CP, and NS, Centerville offers businesses an attractive lower cost option for their operation with nearby access to the large metropolitan city.

## Largest Industries:

- Health care
- Manufacturing
- Construction
- Transportation/warehousing

Founded in 2015 with the aim to make the ultimate travel machine, RAMBO electric Bikes are designed by outdoors people for outdoors people. They offer a range of electric bikes for different riding styles and purposes. Whether you want to explore off-road, commute, or are looking for kid's ebike they have it all.

RAMBO bikes offer a unique experience where customers can completely personalize their bike with accessories from the on-line store to fit their needs. With the powerful motor, high-capacity batter, great accessory options, and quality build RAMBO Bikes was a nominee for the 2024 riders choice award.



[RAMBOBikes.com](https://RAMBOBikes.com)



## For Sale Offering Memorandum

22844 230th Ave, Centerville, Iowa 52544



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