

HERC RENTALS

2920 LEE AVENUE, SANFORD, NC 27332

PRIME INDUSTRIAL INVESTMENT FOR SALE



PROPERTY HIGHLIGHTS

DEMOGRAPHICS

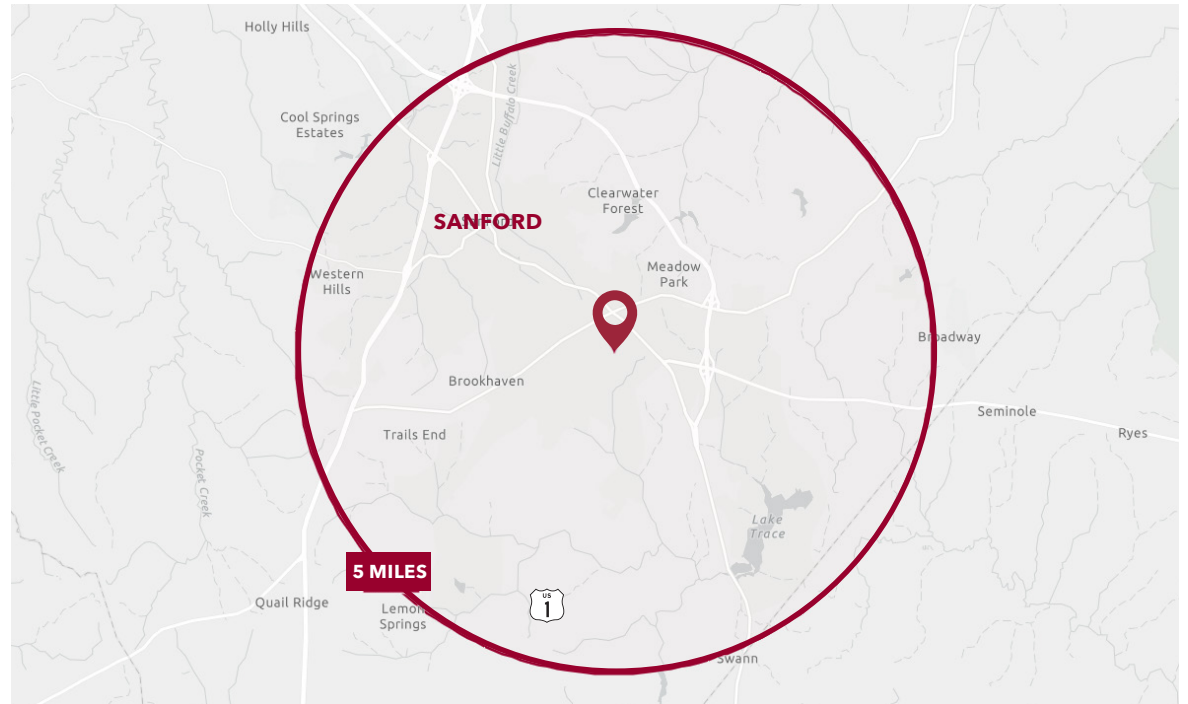
WITHIN FIVE MILES

42,326 Population (2024)

\$71,768 Average Household Income

10.63% 2010-2024 Population Growth

- » Strategically located on Lee Avenue in Sanford, NC, within a prominent industrial and flex corridor.
- » Direct access to US 421 Hwy toward Lillington. Convenient connection to NC 87 Hwy leading to Fayetteville and I-95.
- » Close proximity to the US 421 Hwy Bypass, offering a four-lane divided highway to US 1 Hwy and the Raleigh-Durham metro area.
- » Near vibrant retail and downtown districts, offering a wide selection of restaurants and national retailers.
- » Ideal for industrial, flex, or commercial use with strong logistical advantages and nearby amenities.



INVESTMENT OVERVIEW

OFFERING SUMMARY

Sale Price	\$2,621,350
NOI	\$170,388 As of 5/1/2026
Cap Rate	6.5%
Lease Commencement	March 1, 2025
Lease Expiration	April 30, 2035
Original Lease Term	Ten (10) Years
Options Remaining	Two (2) options to renew for five (5) years each
Lease Type	NN
Rent Increases	2.5% annually



PROPERTY SUMMARY

Building Size	9,690 SF flex/warehouse with ±1 acre of laydown yard
Site Size	1.9 acres
Zoning	C-2
Class	A
Warehouse 1	<ul style="list-style-type: none">• 6,690 SF total• 3,000 SF office/showroom• 3,000 SF warehouse• 6 drive-in doors• 690 SF second floor office and storage (storage not included in rent)
Warehouse 2	<ul style="list-style-type: none">• 3,000 SF total• 4 drive-in doors• Over an acre of outside storage
Other Information	<ul style="list-style-type: none">• Landlord Responsible for structural repairs to foundation, walls & roof.• Tenant responsible for parking lot, all maintenance & utilities.

RENT SCHEDULE

Term	Avg. Monthly Rent	Avg. Annual Rent
Year 1 Through 4/30/2026	\$13,950	-
Year 2 5/1/2026 - 4/30/2027	\$14,299	\$171,588
Year 3 5/1/2027 - 4/30/2028	\$14,656	\$175,872
Year 4 5/1/2028 - 4/30/2029	\$15,022	\$180,264
Year 5 5/1/2029 - 4/30/2030	\$15,398	\$184,776
Year 6 5/1/2030 - 4/30/2031	\$15,860	\$190,320
Year 7 5/1/2031 - 4/30/2032	\$16,336	\$196,032
Year 8 5/1/2032 - 4/30/2033	\$16,826	\$201,912
Year 9 5/1/2033 - 4/30/2034	\$17,331	\$207,972
Year 10 5/1/2034 - 4/30/2035	\$17,851	\$214,212

There are two, five-year renewals with 3% annual escalations
Contact brokers to view extension option details



HERC RENTALS | 2920 Lee Ave, Sanford NC

TENANT OVERVIEW



450+ Number of Stores

60 Number of Years In Service

120 Combined Years of Industry Experience

\$36.6 B Total Revenue

\$7.0 B In Fleet (OEC)

7,600 Total Employees

Herc Rentals is a premier, full-service equipment rental company providing customers the equipment, services, and solutions they need to achieve optimal performance safely, efficiently, and effectively. With nearly 60 years of equipment rental expertise, approximately 7,600 employees and 450+ company-operated branches in the United States and Canada, Herc Rentals serves a vast array of customer markets.

A pioneer of the equipment rental industry, Herc Rentals continues to evolve and grow through technological innovations, expanded product offerings, value-added services and consultative solutions to support customers' projects.

Herc Rentals strive to have the best and broadest selection of premium rental equipment available and ready when their customers need it, ensuring it performs as promised and providing unsurpassed customer service at every opportunity.

with their Herc Holdings Inc. parent entity trading on the New York Stock Exchange as "HRI," they are focused on performing as a top-tier business operationally and financially and continuously earning investors' confidence in their team.

2024 marked the continuation of Herc Rentals' strong earnings performance since becoming an independent company in 2016. Over that time, they expanded earnings at a compounded annual growth rate of approximately 15% and improved margin by nearly 1,000 basis points. During the same period, they delivered a total shareholder return of 544% as Herc transformed their business and leveraged their competitive advantages.

PROPERTY PHOTOS



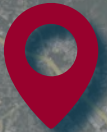


HELIX
INNOVATION
PARK AT THE
BRICKYARD



SANFORD

SITE



DISTANCES

DOWNTOWN SANFORD	3.4 MILES
RALEIGH EXECUTIVE JETPORT	16.7 MILES
TRIANGLE INNOVATION POINT	21.9 MILES
CHATHAM PARK	29.0 MILES
RESEARCH TRIANGLE PARK	49.2 MILES
DOWNTOWN DURHAM	55.2 MILES

LEE COUNTY OVERVIEW

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



807K

Labor Force
Raleigh-Durham-Cary CSA
(2024)

2.3M

Population
Raleigh-Durham-Cary CSA
(2024)

50.1%

**Bachelor's Degree or
Higher**



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.

FOR MORE INFORMATION, CONTACT:

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**LEE &
ASSOCIATES**

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