



OFFERED AT \$1,714,285

176,144 VPD

Net-Leased Investment Opportunity

2211 N Black Canyon Hwy | Phoenix, Arizona



For more information, please contact:

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****DO NOT DISTURB OCCUPANT****
****SHOWINGS BY APPOINTMENT ONLY****



Tenant/Lease Summary:

Tenant: TruckPro

Founded in 1958, TruckPro is one of the nation's largest independent distributors of heavy-duty truck and trailer parts with over 150 retail locations in 33 states. TruckPro offers immediate access to over 300,000 products from over 200 industry-leading manufacturers with more than 80 maintenance and repair service locations nationwide.

- More than 150 nationwide locations and growing
- 11 distribution centers throughout the U.S. and Canada
- Over 140 stores in 32 states and Canada
- Over 300,000 brand name parts in inventory
- 700+ local delivery vehicles
- Reliable, scheduled deliveries
- More than 200 leading manufacturers
- Over 80 advanced service shops
- 1,800+ heavy-duty parts professionals serving you every day

Offering Summary:

- **Price:** \$1,714,285 (\$82/SF)
- **Cap Rate:** 7%
- **NOI:** \$120,000
- **Lease Expiration:** Oct. 2026
- **Monthly Rent:** \$7,800
- **Billboard Rent:** \$2,200/MO



Project Features:

- Single Tenant Industrial Building
- ±20,900 Total Building SF
- Office: ±5,000 SF
- Site Area: ±1.6 Acres (72,408 SF)
- Parcel Number: 110-50-036, 035
- Property Taxes: \$25,412 (2019)
- Clear Height: 20 Feet
- Loading: Grade Level
- Large Fenced and Secured Yard
- Site Coverage: 28%
- Zoning: A-2, Phoenix



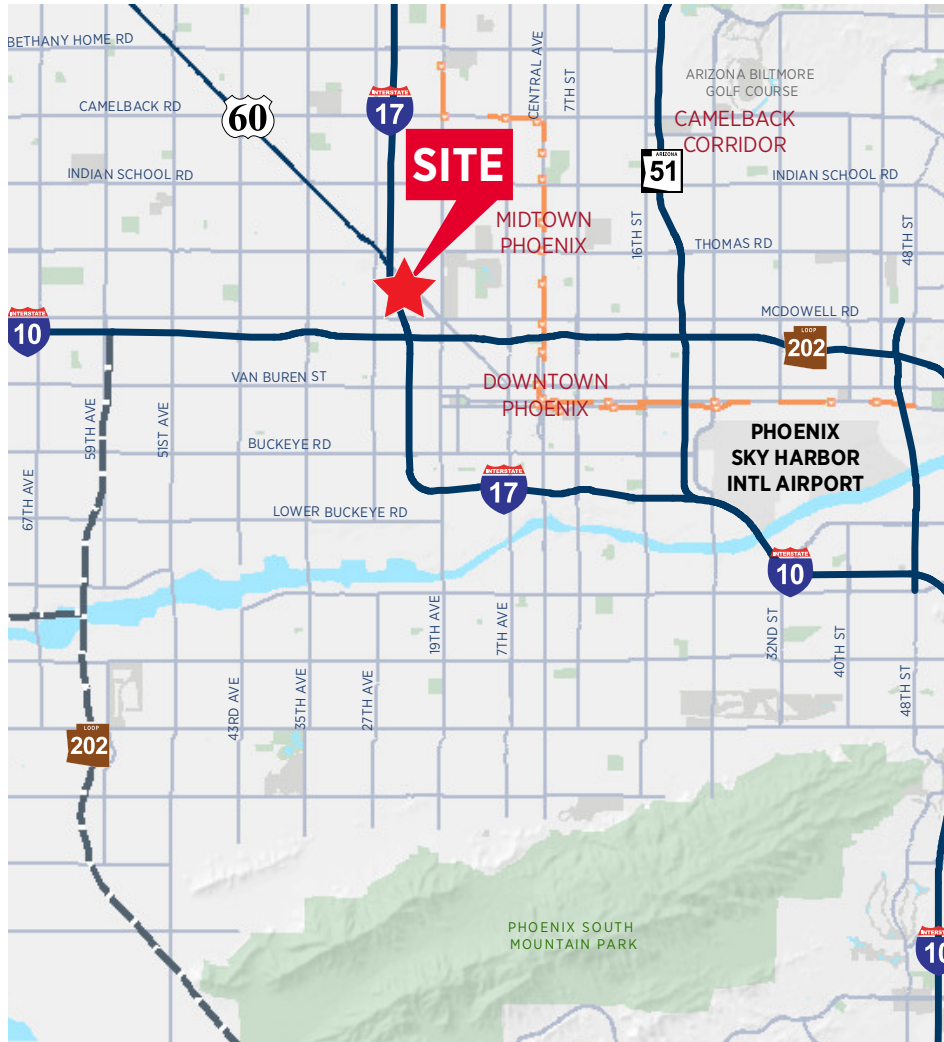
Tenant Lease Info:

- New 7 Year Lease w/ 5 Year Renewal Option
- Billboard Lease in Place w/ 2% Annual Bumps



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