

SALE

3701 Dalworth Street

SUNBELT RENTALS

Arlington, TX 76011

PRESENTED BY:

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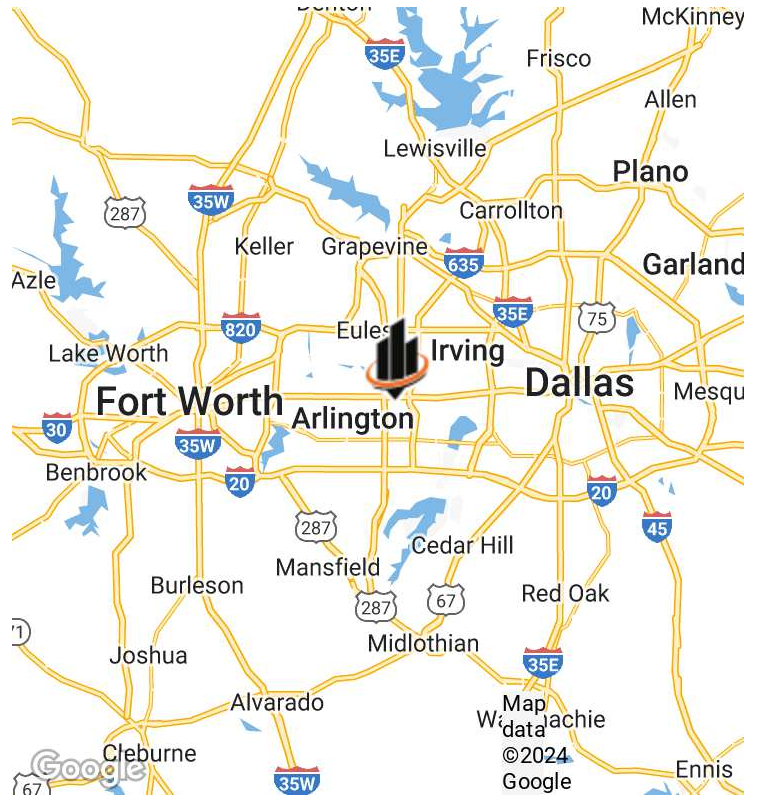
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PROPERTY SUMMARY



SALE PRICE	\$9,481,500
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OFFERING SUMMARY

BUILDING SIZE:	56,905 SF
LOT SIZE:	5 Acres
PRICE / SF:	\$166.62
CAP RATE:	2.97%
NOI:	\$281,346
YEAR BUILT:	1966
RENOVATED:	2018
MARKET:	Dallas/Ft Worth
SUBMARKET:	Great Southwest Industrial Park

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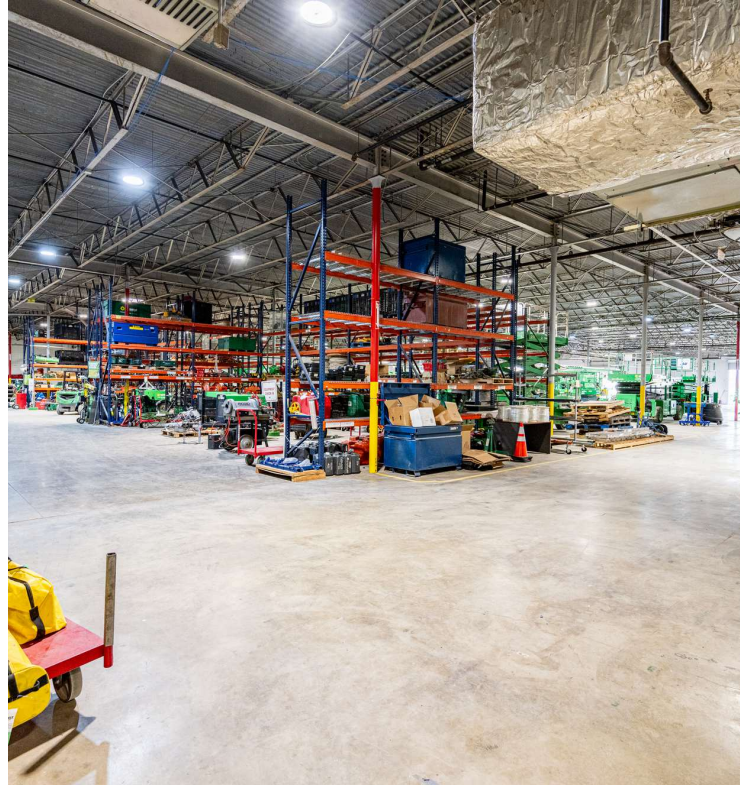
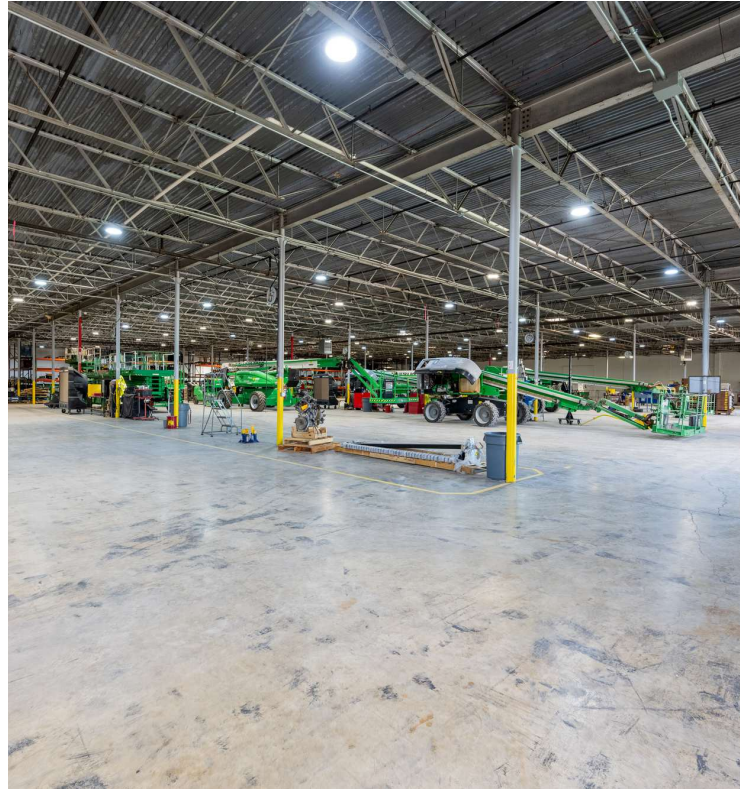
PROPERTY OVERVIEW

With Sunbelt Rentals as the tenant, you can enjoy the peace of mind that comes with a reputable and established company. They have been a reliable occupant, ensuring a consistent income stream for any savvy investor. The location offers more than just a reliable tenant. Conveniently located in Arlington, this site boasts easy access to major transportation routes, providing seamless connectivity and enhancing operational efficiency. With its prime location, flexible layout, and abundant square footage, 3701 Dalworth Street presents an exceptional investment opportunity in the thriving commercial landscape of Arlington, Texas.

PROPERTY HIGHLIGHTS

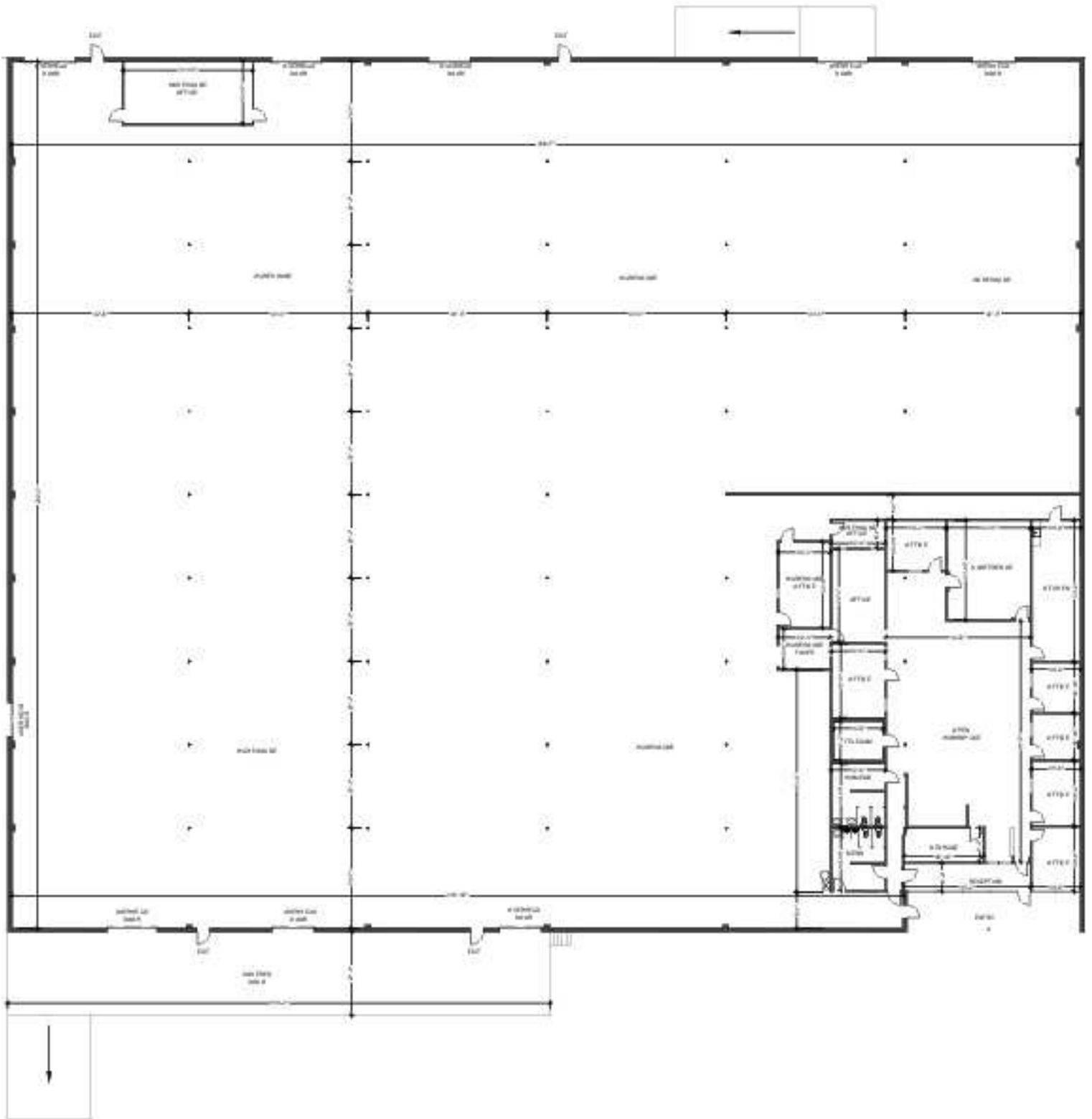
- 56,905 SF Building On 5 Acres Fenced and Stabilized.
- 5,000 SF of Recently Renovated Office with New Paint, Flooring, and LED lights.
- National Credit Tenant
- TPO Reflective White Roof Still Under Warranty
- Fully Sprinklered
- 3 Covered Dock High Loading Doors (west side)
- 5 Grade Level Loading doors (east side)
- 20 ft x 130 ft Covered Dock with Drive Up Ramp and Three Dock High Loading Doors.
- 18 Clear
- Power: 240 Volt # Phase/600 Amps.
- 1 mile to 161, Highway 360, Interstate 30
- 3% Rent Increases Per Year
- Lease Until 5.30.2026 With Two, Five Year Options at Fair Market Rate

ADDITIONAL PHOTOS



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FLOOR PLAN



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CITY INFORMATION



GSW INDUSTRIAL PARK

The Great Southwest Industrial Park is located in south Arlington and Grand Prairie and remains the largest industrial park in North Texas, boasting a sprawling 82,227,715 square feet of space across 7,000 acres. The Great Southwest Industrial Park serves as a key hub for industrial and commercial activities, contributing significantly to the local economy. Spanning a substantial area the park is strategically designed to accommodate a diverse range of businesses, including manufacturing, distribution, and logistics enterprises. With state-of-the-art facilities and infrastructure, the Great Southwest Industrial Park attracts companies seeking a prime location for their operations. The park's accessibility, through well-connected transportation networks, further enhances its appeal to businesses looking to optimize supply chain efficiency. As a dynamic center for industrial development, the Great Southwest Industrial Park plays a pivotal role in fostering economic growth and providing employment opportunities within the Arlington community.

ARLINGTON, TX

Arlington is a city in Texas, west of Dallas. It's home to the University of Texas at Arlington (UTA), whose campus has a modern planetarium. In River Legacy Parks, trails cut through hardwood forest rich in wildlife. The park also has the River Legacy Living Science Center, with aquariums, terrariums and interactive exhibits. The Dallas Cowboys football team plays at AT&T Stadium, which also hosts concerts.

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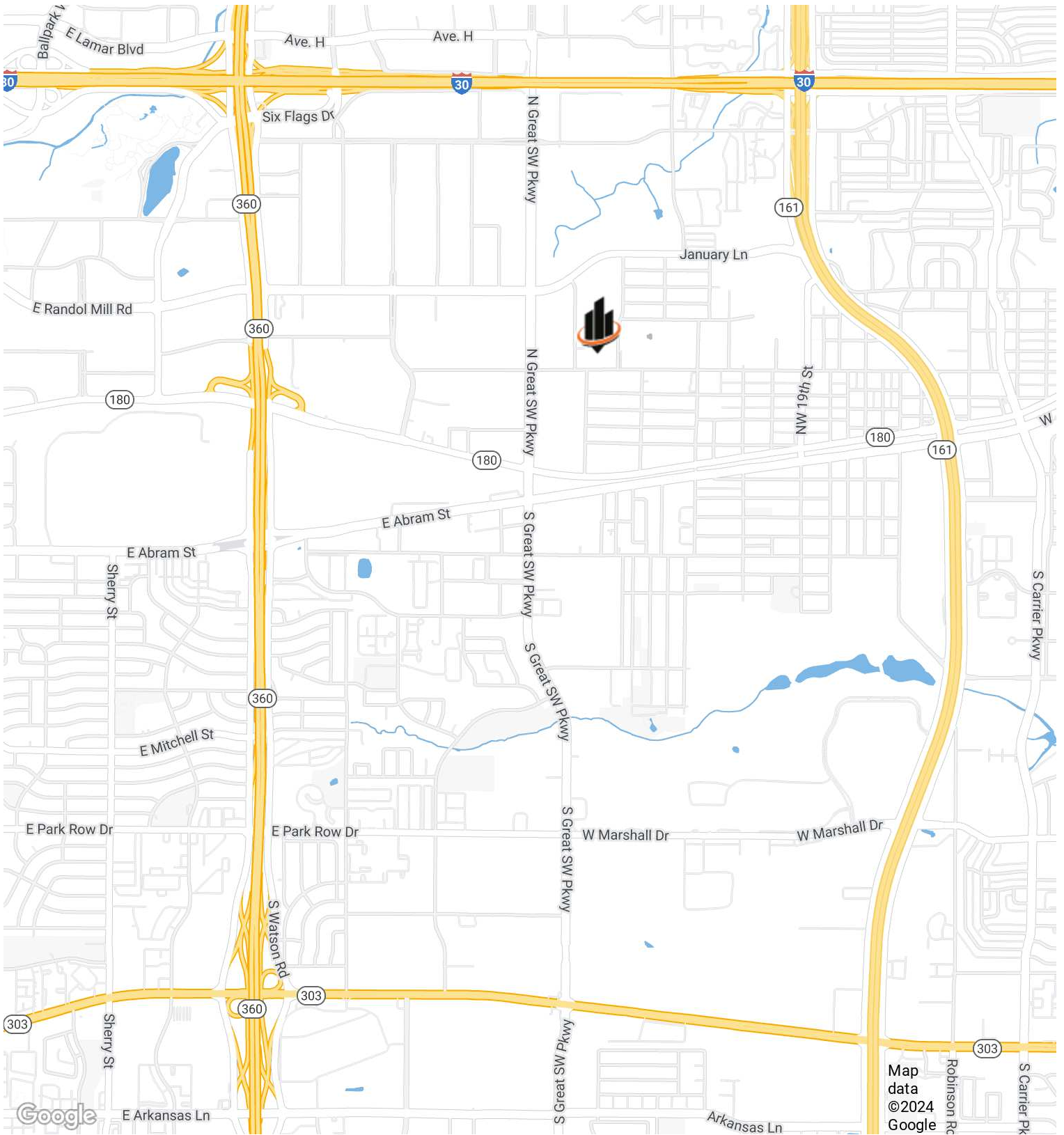
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LOCATION MAP



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AERIAL MAP



Google

Map
data
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SUNBELT RENTALS PROFILE



OVERVIEW

Sunbelt Rentals is a leading equipment rental company that has established itself as a trusted partner for a wide range of industries. They have an extensive inventory that includes everything from heavy machinery and power tools to specialized equipment for various applications.

TENANT HIGHLIGHTS

- National Network of Locations
- Training Courses Offered for Clients
- 24/7 Support Help
- Vast Portfolio of Products and Services

TENANT OVERVIEW

COMPANY:	Sunbelt Rentals
FOUNDED:	1983
LOCATIONS:	1,200 +
TOTAL REVENUE:	7.962 billion
HEADQUARTERS:	Fort Mill, South Carolina
WEBSITE:	https://www.sunbeltrentals.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
5	\$362,341.08	3%
6	\$372,305.40	3%
7	\$382,543.80	3%

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$9,481,500
PRICE PER SF	\$167
PRICE PER UNIT	\$9,481,500
GRM	26.17
CAP RATE	2.97%
CASH-ON-CASH RETURN (YR 1)	2.97%
TOTAL RETURN (YR 1)	\$281,346

OPERATING DATA

GROSS SCHEDULED INCOME	\$362,341
TOTAL SCHEDULED INCOME	\$362,341
GROSS INCOME	\$362,341
OPERATING EXPENSES	\$80,996
NET OPERATING INCOME	\$281,346
PRE-TAX CASH FLOW	\$281,346

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