



encompassSM
SIMPLY PARTSTM



**CUSHMAN &
WAKEFIELD**

FOR SALE – encompass SIMPLY PARTS

Single-Story, 14,700 SF Flex Warehouse

900 E. Diamond Avenue, Evansville, IN 47711

INVESTMENT HIGHLIGHTS

- 100% leased
 - Single-tenant, NNN lease with encompass SIMPLY PARTS
 - Lease guaranteed by Parts Town, a privately-held, international parts supply firm with annual revenues of \$2.5B
 - Recently renewed for 3 years through April 2028
 - Market rate lease at \$7.25/SF NNN
 - Highly attractive industrial flex location with frontage on S.R. 66 at center of Evansville's airport industrial market
 - Simple metal construction with metal roof – limited Landlord responsibilities
-
- INVESTMENT SUMMARY
 - Size – 14,700 SF
 - Site – 0.77+/- Acres
 - Net Operating Income - \$104,075



PROPERTY DESCRIPTION

Address:	900 E Diamond Avenue Evansville, IN 47711
Building RSF:	14,700 SF
Year Built:	1983 – Built for Evansville Appliance Parts
Type:	Single-story metal building
Use:	Warehouse/distribution-supply chain
Site:	0.77+/- Acres
Parcel IDs:	82-06-17-031-085.021-029 82-06-17-031-085.017-029
Parking Lot:	26 spaces in excellent condition; new asphalt overlay & striping in 3 rd quarter 2023
Roof:	Standing seam metal roof; maintained annually
Receiving Area:	One, recessed tailgate receiving dock





LEASE HIGHLIGHTS



Tenant:	encompass SIMPLY PARTS
Lease Guarantor:	PT Holdings, LLC d/b/a Parts Town
Original Lease:	April 2021 – April 2025
Current Term:	May 2025 – April 2028 First Renewal Term
Size (RSF):	14,700 SF
Annual Rent:	\$106,575 - \$7.25/SF
Lease Type	Triple Net Lease
Landlord Responsibilities:	Roof, Foundation, Structure & Parking Lot

TENANT HIGHLIGHTS



www.encompass.com



www.partstown.com

Formed in 1953, Encompass is one of the country's largest suppliers of repair parts and accessories for products throughout the home. Encompass also offers complete parts supply chain management, 3PL, depot repair and reverse logistics service. In addition to consumers, we support an array of B2B customers, including manufacturers, multi-family property management, warranty providers, service networks, independent dealers and retailers.

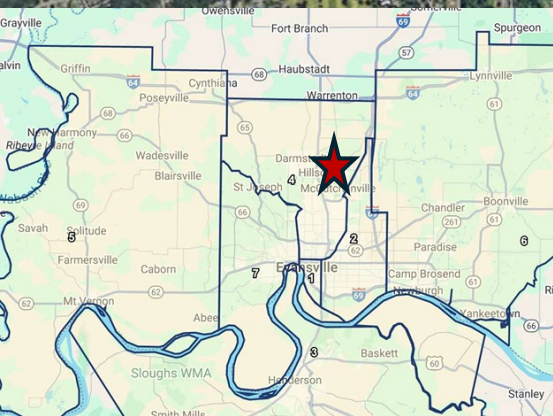
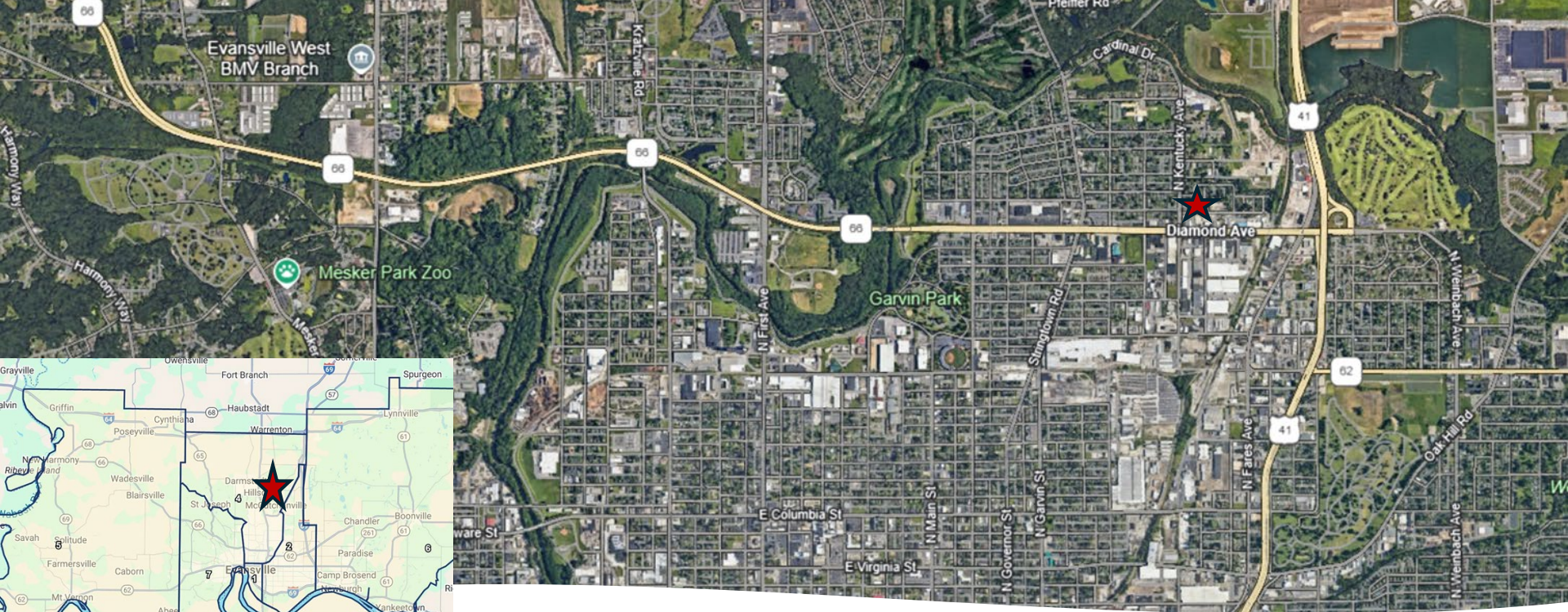
In 2022, Encompass was acquired by Parts Town – the global market leader in foodservice equipment parts distribution – to expand its residential parts division, along with Dayton Appliance Parts. Dayton Appliance Parts Co., founded in 1937, is a multi-line appliance parts distributor based in Dayton, OH. With branches in Cincinnati and Columbus, OH; Indianapolis and Evansville, IN; Huntington and Charleston, WV. The Evansville location, previously operated as Dayton Appliance Parts, was rebranded to **encompass SIMPLY PARTS.**

Parts Town Unlimited, the parent company of Parts Town, the global leader in high-tech distribution of OEM foodservice equipment parts, residential appliance parts, HVAC parts, consumer electronic parts, and related products, announced annual revenue of \$2.5 billion for 2024. The group now includes 46 brands across 147 global locations serving 171 countries and has grown to more than 5,500 team members worldwide.

In 2024, Parts Town Unlimited was named to the Inc. 5000 list of America's fastest-growing companies for the 16th consecutive year.

PROFORMA

RSF	14,700	
ESTIMATE OF NET OPERATING INCOME	Year 1 Forecast	\$/SF
Base Rent Income	\$106,575	\$7.25
NNN Recoveries- Tax & Insurance	\$10,828	\$0.74
TOTAL REVENUES	\$117,403	\$7.99
Real Estate Taxes	\$6,880	\$0.47
Insurance	\$3,948	\$0.27
Annual Roof & Parking Inspections/R&M	\$2,500	\$0.17
TOTAL OPERATING EXPENSES	\$13,328	\$0.91
NET OPERATING INCOME	\$104,075	\$7.08



EVANSVILLE INDUSTRIAL FLEX MARKET

- Highly attractive industrial flex location at the center of Evansville's industrial airport market
- The North/Airport submarket is the largest submarket in Evansville, with 18.6M square feet and a 4.6% vacancy rate
- No new construction in 2025
- Average market rent for flex/warehouse is \$9.20/SF
- Flex warehouse vacancy rates are very tight at just 1.3% throughout Evansville
- Market asking rent growth of 1.5% per year
- Situated with direct frontage along State Road 66, just west of U.S. Highway 41



**For More Information, please
contact:**

***Rebecca Wells, CCIM
Director Investment Sales
Cushman & Wakefield
Rebecca.wells@cushwake.com
317-726-7305***



FOR SALE – encompass SIMPLY PARTS

**Single-Story, 14,700 SF Flex/Warehouse
900 E. Diamond Avenue, Evansville, IN 47711**