



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

24,625 SF ± RETAIL/ WAREHOUSE

100% LEASED TO NAPA AUTO PARTS

OFFERING  **MEMORANDUM**

1010 W. NORTH AVENUE
BALTIMORE, MARYLAND 21217



**FOR
SALE**



VISIT PROPERTY PAGE FOR MORE INFORMATION. 

EXECUTIVE SUMMARY

1010 W. NORTH AVENUE

BALTIMORE, MARYLAND 21217

100%
LEASED TO



GENUINE PARTS COMPANY



AUTO PARTS



BUILDING SIZE:

24,625 SF ±



LOT SIZE:

0.46 ACRES ±



YEAR BUILT:

1965



LOADING:

2 DRIVE-INS (AT GRADE)



ZONING:

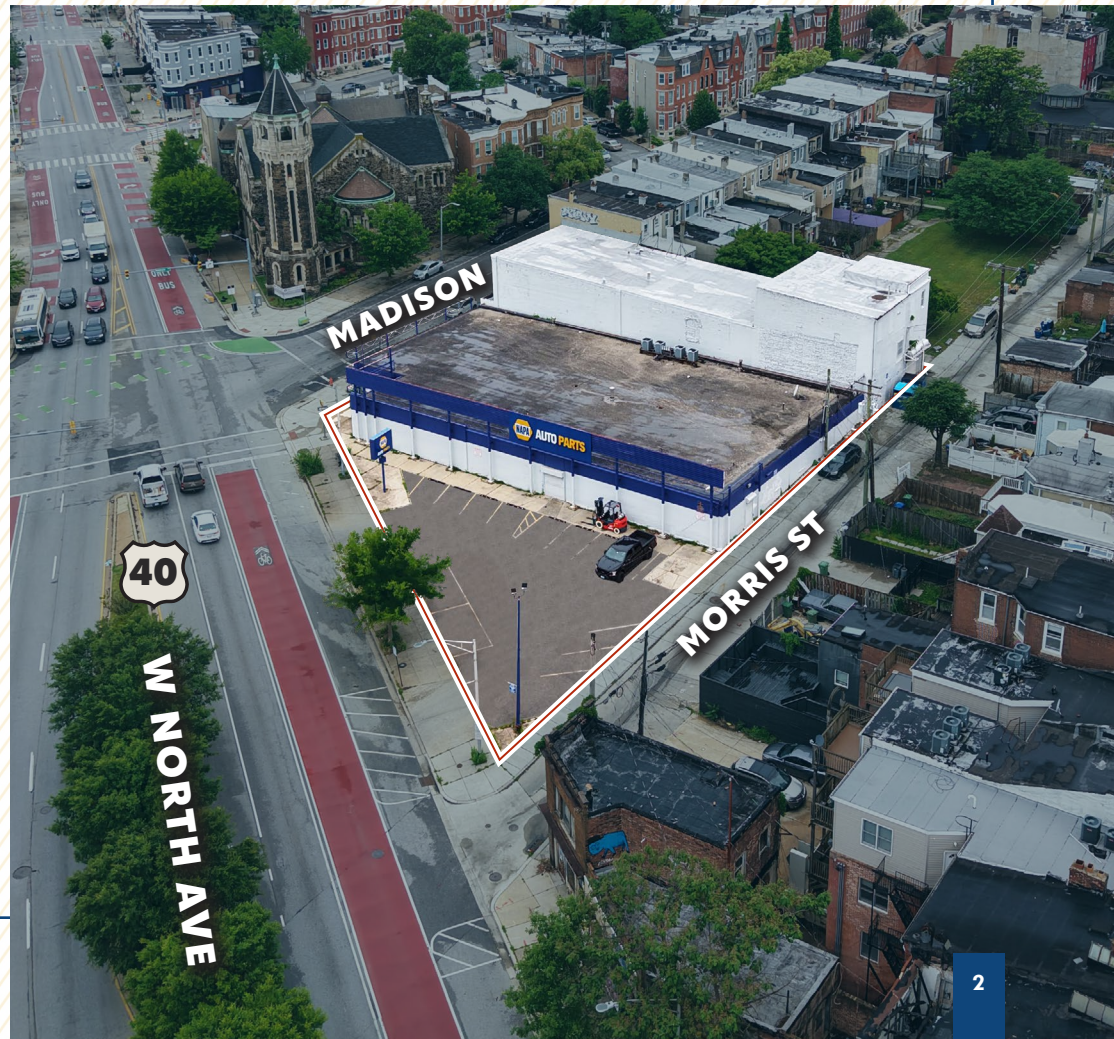
C-2 (COMMUNITY COMMERCIAL DIST.)
BALTIMORE CITY, MD



SALE PRICE:

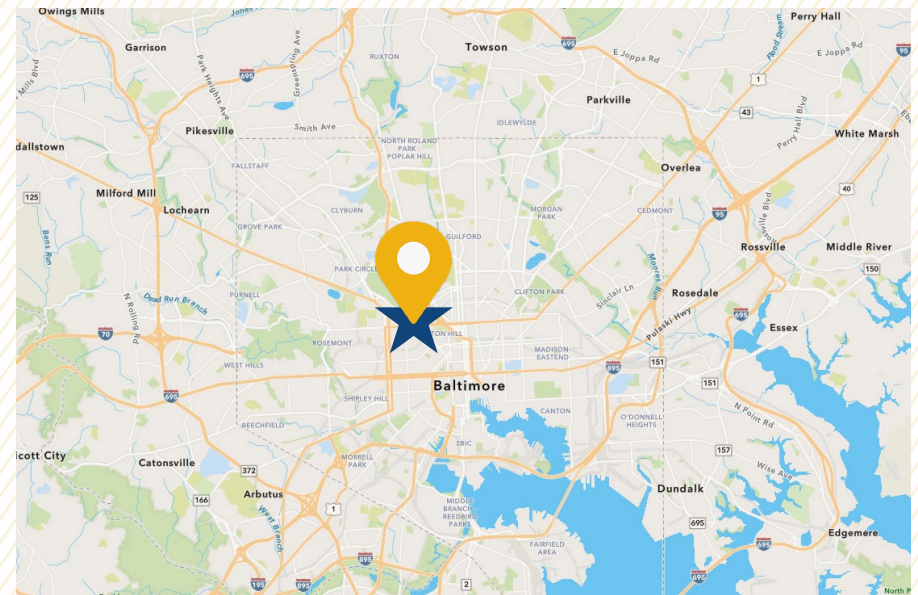
NEGOTIABLE

MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of 1010 W. North Avenue in Baltimore, Maryland.



PROPERTY HIGHLIGHTS

- 24,625 SF ± retail/warehouse building on .46 acres ±
- 100% leased to Genuine Parts Company (a subsidiary of NAPA Auto Parts and a long-term AAA Credit Tenant with 3 years of lease term left and an additional 5-year renewal option thereafter)
- Highly visible location fronting Route 40/W. North Avenue (180 ft. ±)
- Easy access to I-83
- Convenient to Downtown Baltimore and the Port of Baltimore
- Located in a Federal Opportunity Zone



1010 W. NORTH AVENUE

PROPERTY SPECS

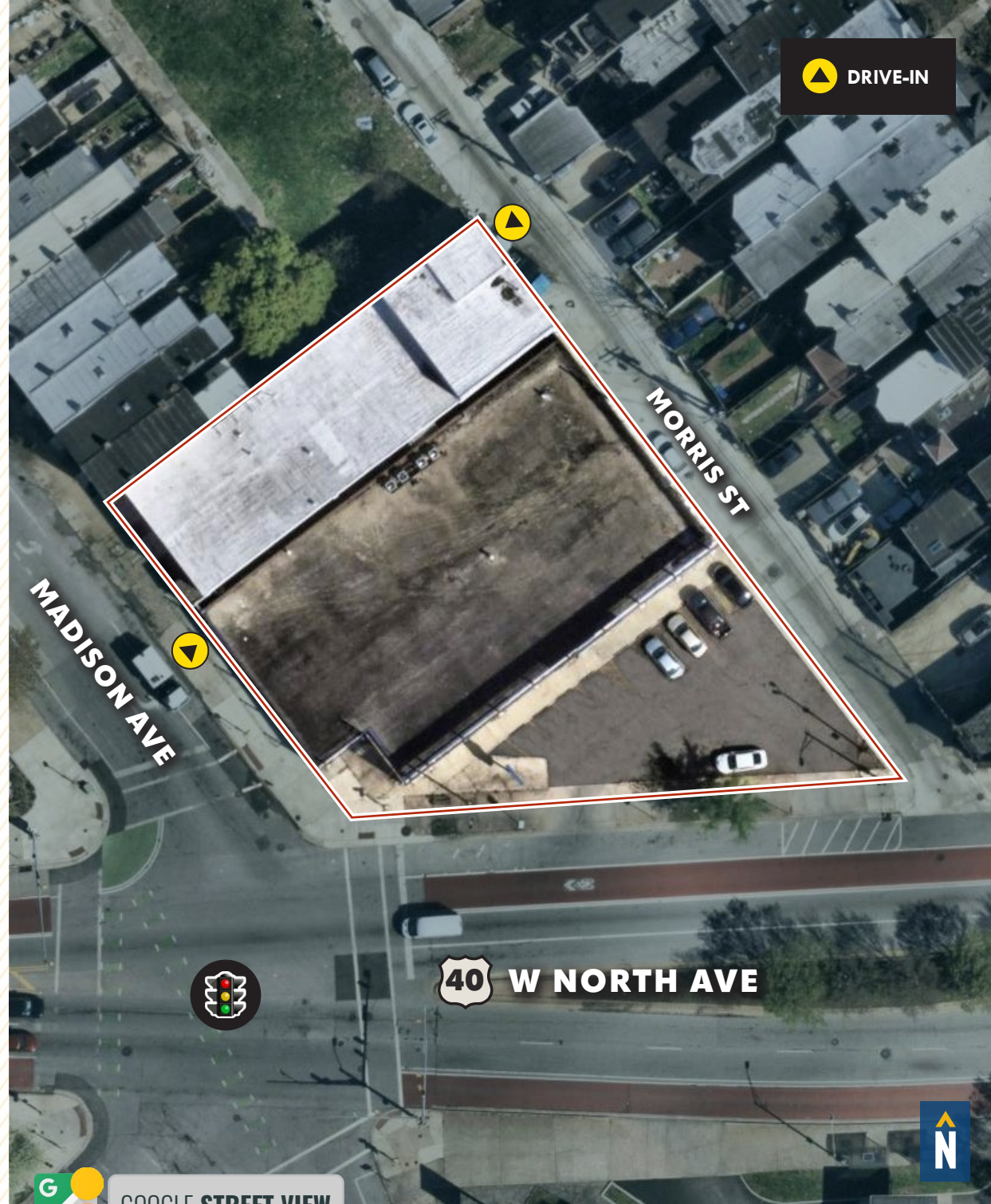
Address:	1010 W. North Avenue Baltimore, MD 21217
Parcel ID:	0313083424-101
Site Size:	0.46 Acres ±
Building Size:	24,625 SF ±
Year Built:	1965
Construction:	Masonry
Loading:	2 Drive-Ins (at grade)
Parking:	14 Surface Spaces
Utilities	Public water, sewer, and natural gas

Zoning:

C-2 (Community Commercial District)

Baltimore City, MD

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles. The C-2 District standards are crafted to: 1) ensure compatibility among neighboring residential, commercial, and entertainment uses; 2) maintain the proper scale of commercial use; and 3) maintain a balance between high traffic volume and pedestrian circulation.



DRIVE-IN



1010 W. NORTH AVENUE



GOOGLE STREET VIEW





GENUINE PARTS COMPANY

SIZE:

24,625 SF ±

LEASE EXP.:

6/30/2029

TENANT OVERVIEW

Genuine Parts Company (NYSE: GPC) is a leading global service provider and distributor of automotive and industrial replacement parts and value-added solutions. Founded in 1928 and headquartered in Atlanta, Georgia, GPC has grown into the largest automotive aftermarket network in the world.

The company operates a massive distribution footprint across 17 countries in North America, Europe, and Australasia, encompassing over 10,800 locations and supported by a global workforce of more than 65,000 employees.

GPC structures its business operations into two primary commercial segments:

1. AUTOMOTIVE PARTS GROUP

This segment focuses on the distribution of replacement parts, accessories, and maintenance items for specialized vehicle types and everyday consumer automobiles. It captures a dominant market share globally through several powerhouse regional subsidiaries and banner brands:

- **NAPA Auto Parts:** GPC's flagship network across the United States, representing the foundation of its global aftermarket retail and commercial distribution business.
- **UAP:** The company's prominent automotive parts distribution footprint in Canada.
- **Alliance Automotive Group:** Serves as a leading distributor of passenger and commercial vehicle parts across major European markets.
- **GPC Asia Pacific:** Manages automotive parts distribution and trade networks throughout Australia and New Zealand.

2. INDUSTRIAL PARTS GROUP

Acquired by GPC in 1976, this segment supplies industrial replacement parts and value-added engineering solutions to a wide range of MRO (Maintenance, Repair, and Operations) and OEM (Original Equipment Manufacturer) commercial clients.

- **Motion (formerly Motion Industries):** A dominant industrial distributor in North America supplying bearings, mechanical power transmissions, pneumatics, hydraulics, and automation components to manufacturing, logistics, and processing facilities.
- **Motion Asia Pacific:** Extends the company's industrial distribution capabilities and supply chain footprint into the Australasian market.



LEASE ABSTRACT



BUILDING/LANDLORD INFORMATION:

Property Address:	1010 W. North Avenue Baltimore, MD 21217
County:	Baltimore City
Submarket:	Baltimore Midtown
Property Type:	Retail/Warehouse
Zoning:	C-2

LEASE/TENANT INFORMATION:

Tenant:	Genuine Parts Company/NAPA Auto Parts
Building Area:	24,625 SF
Lease Area:	24,625 SF
Tenant's Proportionate Share:	100%
Original Lease Start Date:	1/1/2017
Original Lease Term Length:	Eighty-Four (84) Months
Extension Term Start Date:	7/1/2024
Extension Term Length:	Sixty (60) Months
Current Lease Expiration:	6/30/2029
Lease Type:	Triple Net

Current Rent PSF:	\$5.05
Current Base Rent Escalation:	3%
Renewal Option:	One (1) remaining 5-year option
Renewal Notification Date:	No less than 180 days prior to lease expiration or 1/1/2029
Assignment & Sublet:	Subject to prior written consent of Landlord
Holdover:	Month-to-month at 125% highest base rent
Operating Expenses:	Tenant shall pay monthly its proportionate share of real estate taxes; building insurance and costs to operate the building
Utilities:	Tenant shall pay all bills for water, gas, electricity, fuel, light, heat, power and sewer caused or used by Tenant for Tenant's use and occupancy of the Premises



RENT SCHEDULE

ORIGINAL LEASE TERM

Time Period: 84 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
1/1/2017	12/31/2017	\$5.60	\$11,500.00	\$138,000.00
1/1/2018	12/31/2018	\$5.60	\$11,500.00	\$138,000.00
1/1/2019	12/31/2019	\$5.60	\$11,500.00	\$138,000.00
1/1/2020	6/31/2020	\$5.60	\$11,500.00	\$138,000.00
7/1/2020	6/31/2021	\$5.60	\$11,500.00	\$138,000.00
7/1/2021	6/31/2022	\$5.60	\$11,500.00	\$138,000.00
7/1/2022	6/31/2023	\$5.60	\$11,500.00	\$138,000.00
7/1/2023	6/31/2024	\$5.60	\$11,500.00	\$138,000.00

1ST EXTENSION LEASE TERM

Time Period: 84 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
7/1/2024	6/31/2025	\$4.90	\$10,062.00	\$120,744.00
7/1/2025	6/31/2026	\$5.05	\$10,364.00	\$124,368.00
7/1/2026	6/31/2027	\$5.20	\$10,675.00	\$128,100.00
7/1/2027	6/31/2028	\$5.36	\$10,995.00	\$131,940.00
7/1/2028	6/31/2029	\$5.52	\$11,325.00	\$135,900.00

2ND EXTENSION LEASE TERM (NOT YET EXERCISED)

Time Period: 84 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
7/1/2029	6/31/2030	\$5.79	\$11,891.00	\$142,692.00
7/1/2030	6/31/2031	\$5.97	\$12,248.00	\$146,976.00
7/1/2031	6/31/2032	\$6.15	\$12,615.00	\$151,380.00
7/1/2032	6/31/2033	\$6.33	\$12,994.00	\$155,928.00
7/1/2033	6/31/2034	\$6.52	\$13,384.00	\$160,608.00



LOCAL BIRDSEYE

BALTIMORE

MAYOR'S OFFICE OF EMPLOYMENT DEV.



W NORTH AVE

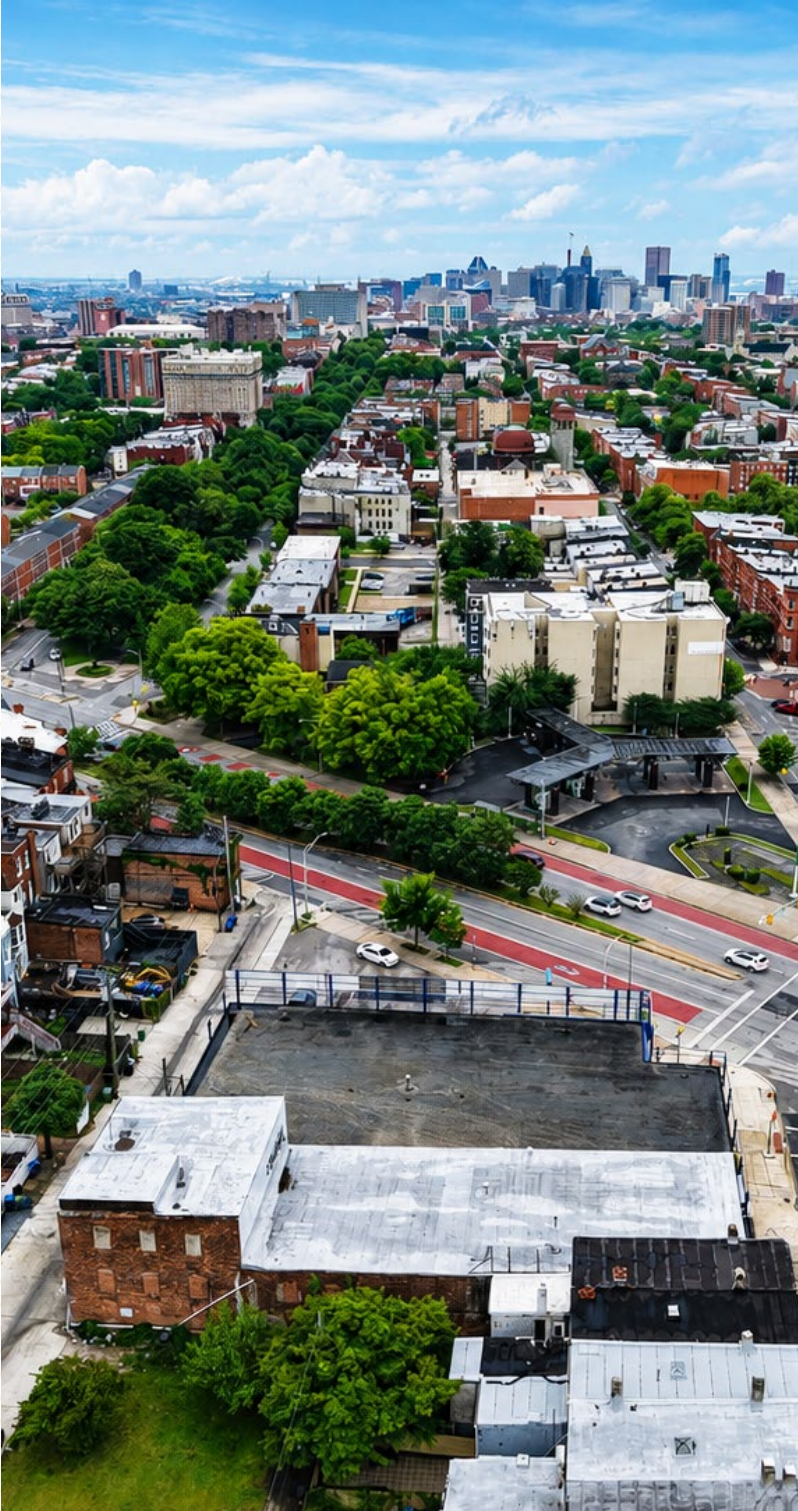
MORRIS ST

MADISON AVE



1010 W. NORTH AVENUE





STRATEGIC LOCATION

An investment in a retail/warehouse hybrid asset at 1010 W. North Avenue offers a compelling mix of immediate logistical utility and long-term macro tailwinds. Located in the heart of West Baltimore's commercial corridor, the strategic value of this location breaks down into four core advantages:

EXCEPTIONAL LOGISTICAL & TRANSIT CONNECTIVITY

The property sits just blocks from the I-83 (Jones Falls Expressway) entrance ramp, providing a direct logistical pipeline to Downtown Baltimore, I-95, and northern submarkets like Towson and Hunt Valley. Positioned directly on West North Avenue, this primary east-west commercial thoroughfare captures heavy daily vehicle counts and offers prominent building signage opportunities. Additionally, the site is steps away from the Penn-North Metro Subway Station and multiple high-frequency bus lines, creating an unmatched transit connectivity that ensures a reliable pool of labor for fulfillment, service, or retail operations.

STATE-BACKED ECONOMIC & REVITALIZATION TAILWINDS

The property falls squarely within the jurisdiction of the West North Avenue Development Authority (WNADA). This state-backed authority is actively executing a comprehensive neighborhood revitalization plan backed by capital funds from the Maryland General Assembly, which often translates to enhanced public infrastructure, neighborhood security improvements, and potential access to specific grants, tax credits, or economic development incentives. Furthermore, the asset is positioned along the direct corridor linking the property to Coppin State University and the Mondawmin node, anchoring the area's long-term commercial stability and driving continuous public-private investment.

HIGH-DEMAND URBAN "FLEX" FUNCTIONALITY

Central Baltimore City has a structural shortage of modern, functional warehouse space attached to a dedicated retail storefront or showroom. The asset's footprint, historically utilized for automotive retail and distribution, is perfectly configured for highly defensible, e-commerce-resistant modern uses. Ideal tenant profiles for this space include last-mile urban distribution, localized e-commerce fulfillment, contractor, electrical, or plumbing supply showrooms requiring rear inventory storage, and fleet management, utility services, or automotive parts distribution.

STRATEGIC MICRO-MARKET POSITIONING

1010 W. North Avenue acts as a bridge between the historic, stabilizing residential density of Reservoir Hill and Bolton Hill to the east, and major urban renewal initiatives to the west. Because of its urban location and flexible commercial layout, the property offers excellent downside protection. An investor can safely cash-flow the building with a traditional retail or industrial tenant today while holding a prime candidate for creative commercial or mixed-use repositioning down the road.



CONFIDENTIALITY & DISCLAIMER

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

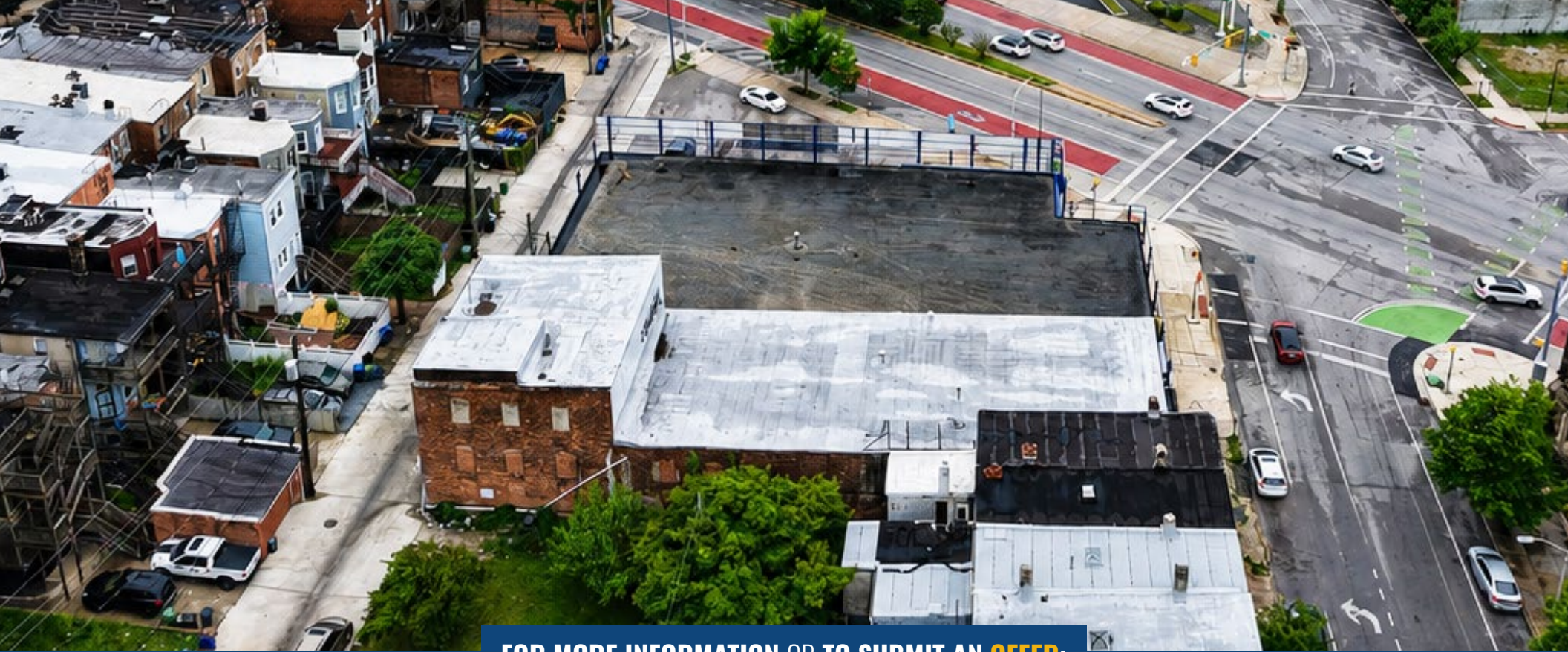
This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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