

Industrial Investment | Pomp's Tire Service, Inc.

9.0% Cap Rate | Below Market Rent | No Renewal Options | 2004 Construction

700 IA-148, Anita, IA 50020



Accelerating success.



Contact Us:

Cole Skow

Associate
+1 507 327 9830
cole.skow@colliers.com

Casey O'Malley

Senior Vice President
+1 320-260-6815
casey.omalley@colliers.com

Aaron Whitmore

Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com



Table of Contents

03 The Offering

04 Financial Summary & Lease Structure

05 Property Details

06 Tenant Profile

07 Interior Photos

08 Location Overview

The Offering

Colliers is pleased to present the opportunity to acquire a fully leased industrial manufacturing and distribution facility occupied by Pump's Tire Service, Inc., one of the Midwest's largest independently owned tire service providers. Strategically located in Anita, Iowa with immediate access to Interstate 80, the Property serves as a mission-critical tire retread and distribution operation supporting Pump's extensive commercial tire network throughout the region.

The offering consists of a 60,000-square-foot industrial facility constructed in 2004 and leased in its entirety to Pump's Tire Service, Inc. The building features durable metal panel construction, a standing seam metal roof, 24' clear height (peak), six dock-high loading doors, one drive-in door, and primarily motion-sensored LED lighting.

The Property is offered at **\$2,330,000**, representing an attractive **9.0% cap rate** on the current in-place net operating income. The lease is structured on a triple-net basis with **3.0% annual rental increases** through its expiration on **December 31, 2029**, providing investors with predictable and growing cash flow.

A key differentiator of this offering is its **significant embedded rental upside**. The current lease rate is **\$3.50/NNN**, materially below prevailing market rents for comparable industrial facilities. Importantly, the lease contains **no tenant renewal options**, providing ownership with the ability to negotiate a renewal at then-current market rates or reposition the asset upon lease expiration. This creates a compelling mark-to-market opportunity that is uncommon in net-leased industrial investments, offering investors the potential for meaningful NOI growth beyond the current lease term.

Acquired at approximately **\$39 per square foot**, the property is available at a basis at or below comparable vacant buildings, providing investors with a significant margin of safety while preserving long-term flexibility. The modern industrial facility offers durable construction, efficient loading capabilities, and exceptional access to Interstate 80—one of the nation's premier east-west transportation corridors.

The combination of a **9.0% going-in yield**, contractual annual rent growth, substantially below-market in-place rents, and a clear path to future rental rate expansion positions this property as a compelling investment opportunity for buyers seeking both immediate cash flow and long-term value creation.

Highlights:

- Fully leased 60,000 SF industrial facility occupied by Pump's Tire Service, Inc. through December 31, 2029
- Attractive 9.0% cap rate with \$210,000 in-place NOI and 3.0% annual rent escalations
- Tire retread and distribution facility supporting Pump's regional operations
- Acquisition basis of under \$40 per square foot, significantly below replacement cost
- Direct access to Interstate 80, one of the nation's primary east-west transportation corridors
- 2004 construction featuring standing seam metal roof, 6 dock doors and 1 drive-in door
- Significant Mark-To-Market Opportunity with in-place rents 38% under market rent of \$4.86/NNN (per CoStar)



Financial Summary & Lease Structure

Lease Structure

Tenant	Pomp's Tire Service, Inc.	Annual Escalations	3%
Structure	NNN	Renewal Options	None
Current SF	60,000	CAP	9.0%
Lease Expiration	December 31, 2029	Asking Price	\$2,330,000 (\$38.89/SF, 9.0 CAP)
Lease Rate	\$3.50/SF	Landlord Responsibilities	Roof & Structure
NOI	\$210,000	Tenant Responsibilities	Taxes, Insurance, Utilities, Maintenance & Repairs

Rent Roll

Tenant Name	Square Feet	Period		Annual Rate/SF (NNN)	Monthly Rent	Annual Rent
Pomp's Tire Service, Inc.	60,000	8/1/2026	- 8/31/2027	\$3.50	\$17,500.00	\$210,000.00
		9/1/2027	- 8/31/2028	\$3.61	\$18,050.00	\$216,600.00
		9/1/2028	- 8/31/2029	\$3.72	\$18,600.00	\$223,200.00
		9/1/2029	- 12/31/2029	\$3.83	\$19,150.00	\$229,800.00

Property Details

Address:	700 IA-148, Anita, IA 50020
PID:	320012627001005
Building SF:	60,000 SF
Site Area:	4.61 Acres
Year Built:	2004
Clear Height:	24' (peak)
Dock Doors:	6 dock doors w/levelers
Drive-in Doors:	1 drive-in (14' x 14')
Lighting:	Motion sensed LED and fluorescent
Column Spacing:	65' x 25'
Sprinkler System:	None
Heating:	Radiant Tube (Natural Gas)
Power	3-phase; voltage 277-480v; transformer 750 KBA
2025 Property Taxes:	\$36,374



Tenant Profile



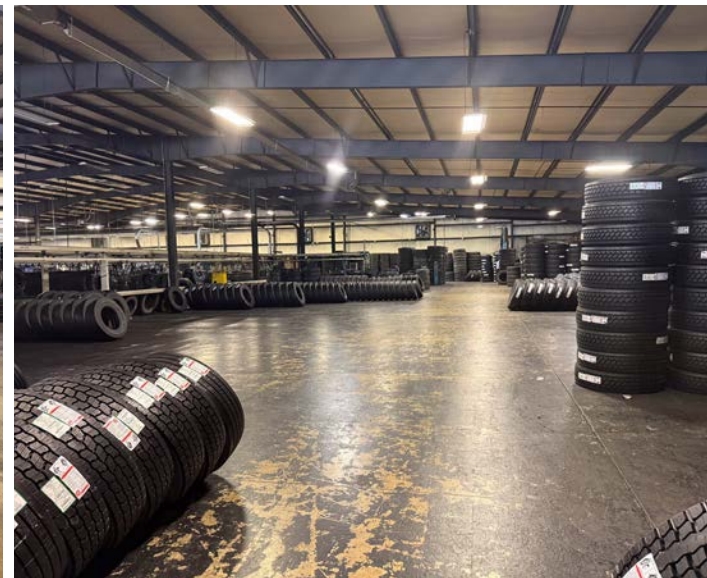
Pomp's Tire Service, Inc. is one of the largest independently owned tire service providers in the United States. Founded in 1939 and headquartered in Green Bay, Wisconsin, the company has grown from a regional tire wholesaler into a leading provider of commercial tire sales, retreading, fleet maintenance, roadside service, and automotive tire solutions throughout the Midwest and beyond. The company remains family-owned and privately held, with a long operating history spanning more than 85 years.

Pomp's operates more than 150 commercial service locations and employs thousands of team members throughout the United States. The company provides commercial tire sales, fleet maintenance, roadside service, retreading, and distribution services to trucking, agriculture, construction, and industrial customers throughout the Midwest.

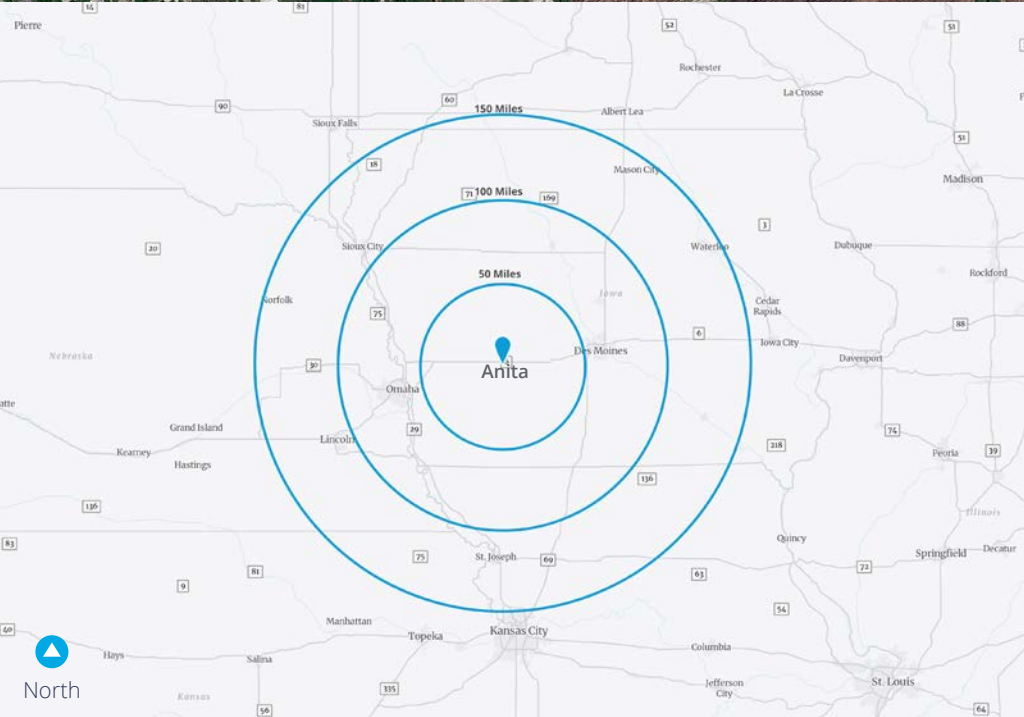
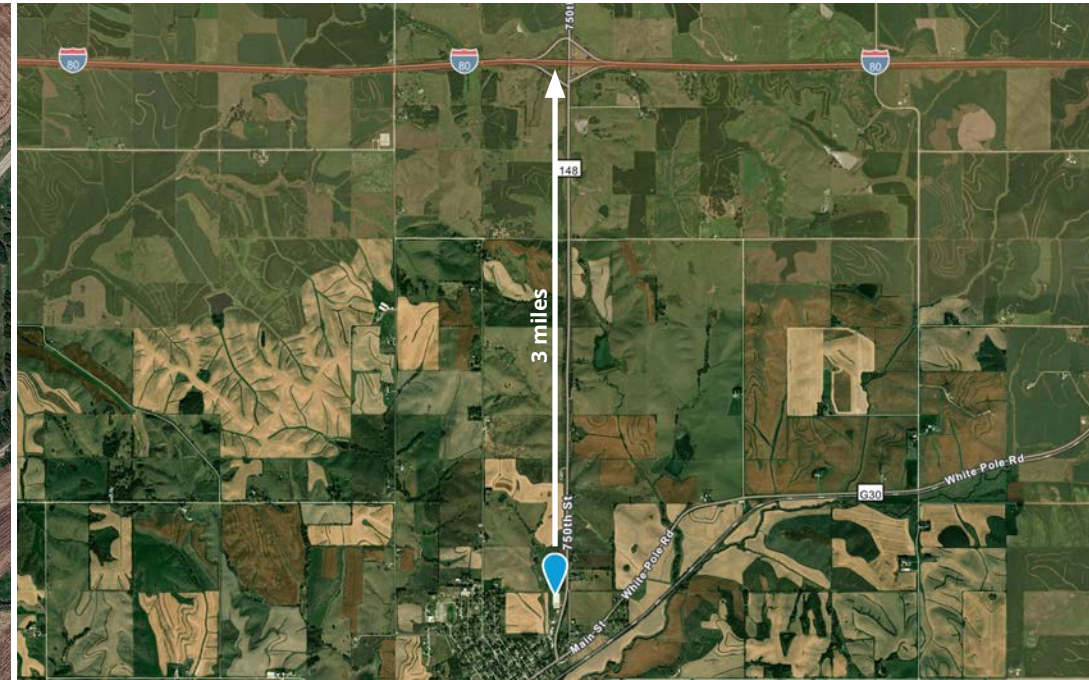
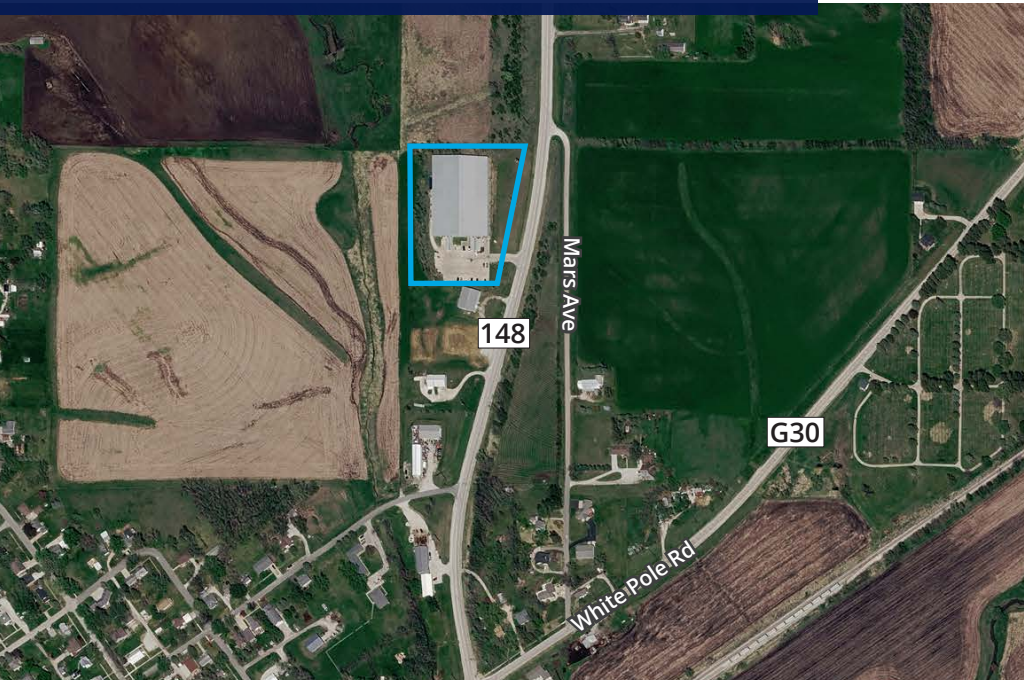
[VIEW WEBSITE](#)



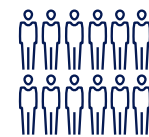
Interior Photos



Location Overview



Cass County



Current
Population

13,128



Households

5,749



Current Average
Household Income

\$84,152



Businesses

773



Current Daytime
Work Population

6,575

Web Links

[Cass County](#)

[Anita, IA](#)



Industrial Investment | Pomp's Tire Service, Inc.

700 IA-148, Anita, IA 50020

Colliers

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700



Accelerating success.

Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC