



518 WEST
ROOSEVELT AVENUE

Albany, GA 31701

WALTER KELLEY
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ACRE REAL ESTATE PARTNERS, LLC
1607 Richard Arrington Jr Blvd S, Birmingham, AL 35205
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OFFERING SUMMARY

Sale Price:	\$3,200,000
Cap Rate:	8.44%
NOI:	\$270,000
Price / SF:	\$83.01
Year Built:	1952
Renovated:	1986
Building Size:	38,550 SF
Zoning:	Zoning C-2, General Mixed use Business
Term Remaining	5 years

LOCATION OVERVIEW

Located in the heart of Albany, GA, the property enjoys proximity to key industrial and manufacturing hubs, making it an ideal investment opportunity. The area is renowned for its strategic logistical advantages, vibrant business environment, and robust infrastructure, including access to major transportation routes. Nearby points of interest include the Albany-Dougherty Economic Development Commission, the Procter & Gamble Manufacturing Plant, and the Coats & Clark Industrial Facility, offering a clear reflection of the area's industrial significance. With its favorable business climate and strong industrial presence, the location is primed for growth, making it an enticing proposition for industrial and manufacturing investors.

PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibility
- Ceiling eave height 20'
- Bay spacing 25' x 50' and 30' x 50'
- 4 Dock high doors 10' wide x 9' tall
- 1 Drive in door
- Office Electrical has two 400 amp panels; Warehouse has one 600

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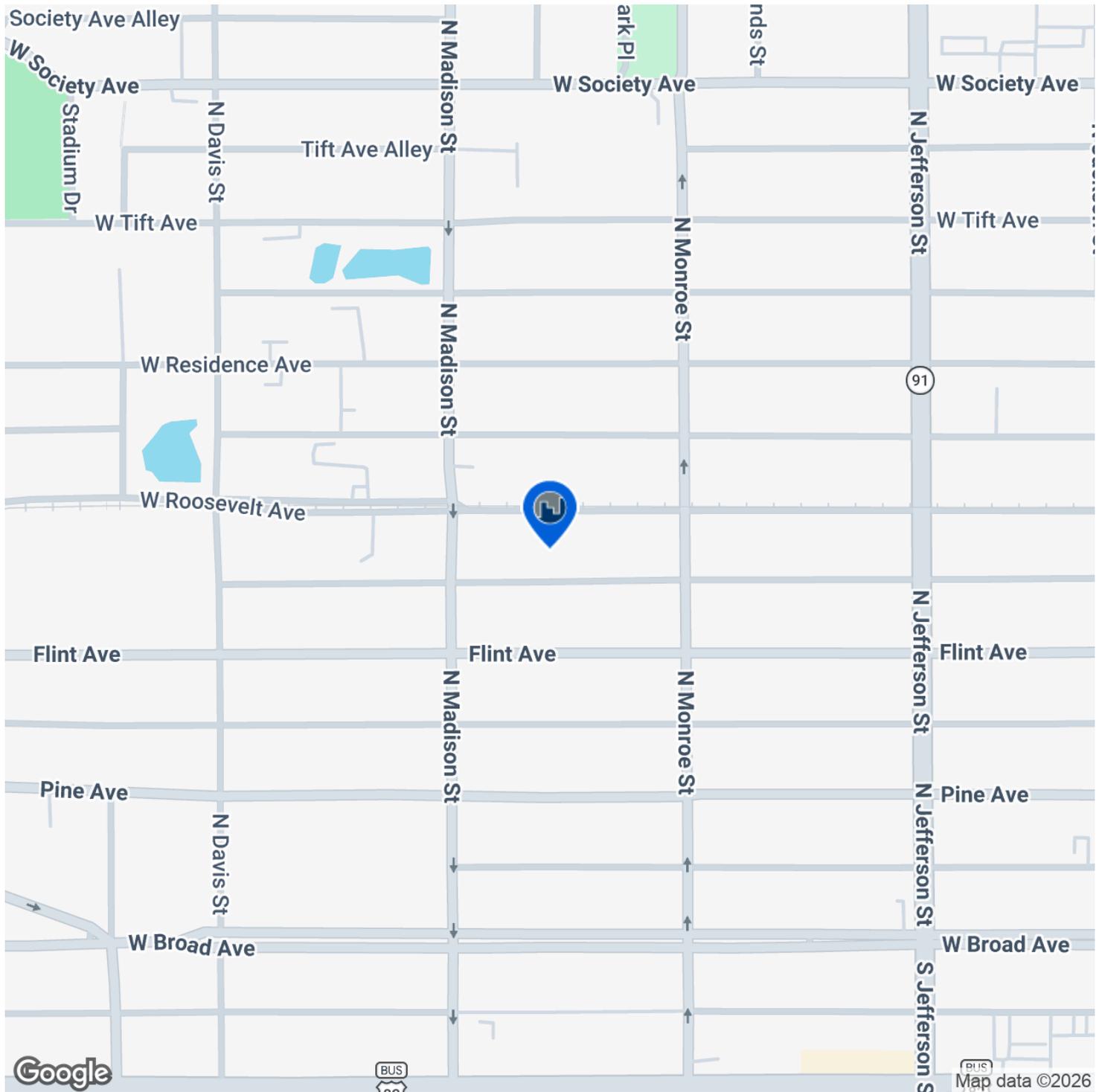


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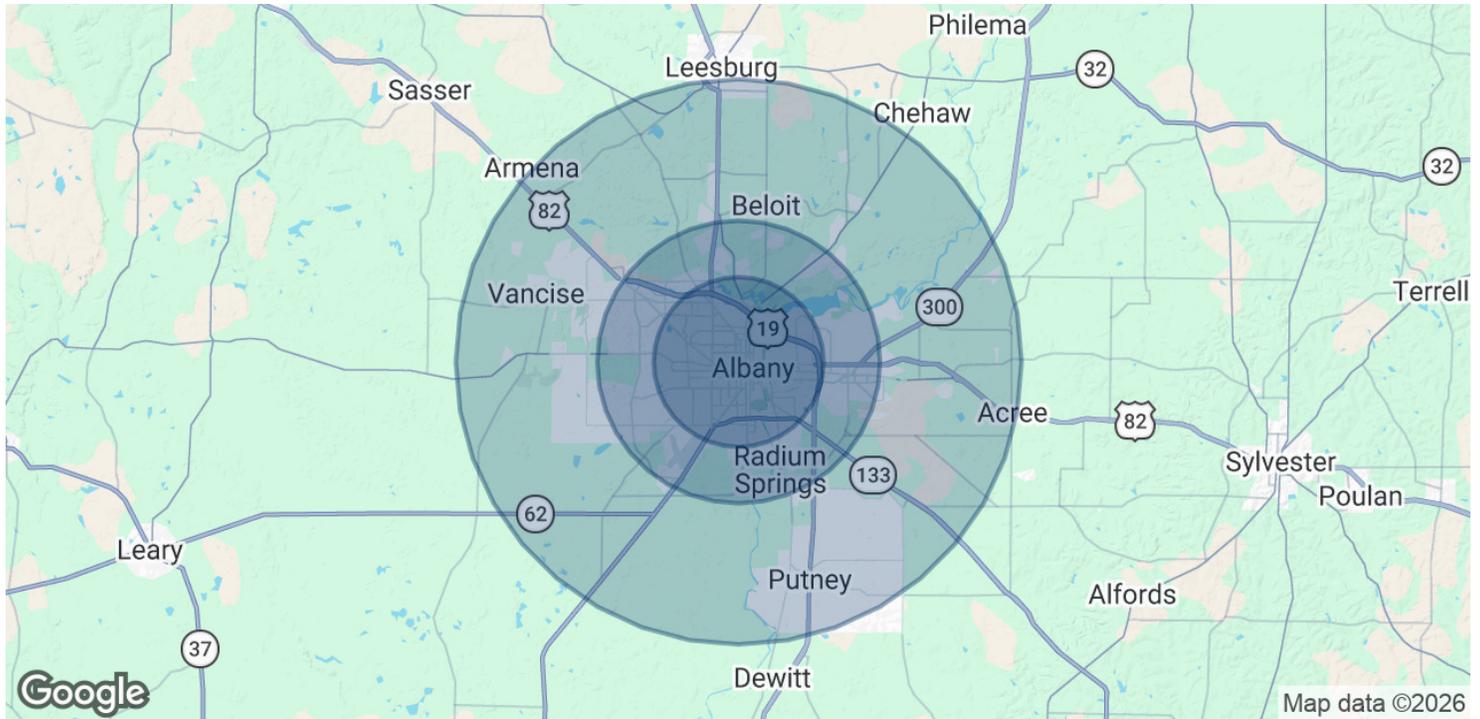
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,250	69,486	106,943
Average Age	36.2	36.4	37.5
Average Age (Male)	33.8	34.5	36.0
Average Age (Female)	37.8	38.6	39.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,818	28,409	42,614
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$48,657	\$57,911	\$72,249
Average House Value	\$109,162	\$138,012	\$172,069

2023 American Community Survey (ACS)

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INVESTMENT OVERVIEW

Price	\$3,200,000
Price per SF	\$83
CAP Rate	8.44%

OPERATING DATA

Net Operating Income	\$270,000
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CRM

COMPLETE
RESOURCE
MANAGEMENT

Complete Resource Management (CRM) – Company Overview

Complete Resource Management (CRM) is a waste and recycling management company serving the Southeastern United States. The company provides solutions for handling and recycling a wide range of waste streams including organic materials, cardboard, paper, plastics, metals, glass, and other recyclable commodities.

CRM works with municipalities, commercial businesses, contractors, and industrial customers to divert waste from landfills and recover valuable materials that can be reused in manufacturing, landscaping, construction, and other industries. Through its network of recycling yards and processing facilities, CRM manages inbound materials, processes them into marketable commodities, and supplies recycled products back into regional markets.

By combining operational expertise, logistics capabilities, and established end markets for recycled materials, CRM helps customers reduce disposal costs, improve sustainability outcomes, and ensure responsible waste management.

CRM continues to expand its operations across the Southeast as demand grows for efficient recycling infrastructure and sustainable waste management solutions.

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WALTER KELLEY

Commercial Broker

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PROFESSIONAL BACKGROUND

Walter is the founder and managing member of ACRE Real Estate Partners. His core business is investment sales/property dispositions and tenant representation/site selection and landlord representation throughout the Southeast and Sunbelt. After working for two of the top one hundred retail landlords in the country and a local Birmingham real estate investment firm, Walter has developed the necessary skill set to effectively serve clients needs locally, regionally, and nationally. His experience spans leasing and sales engagements throughout the Southeast and the Sunbelt region in 10 states with oversight of nearly 4 million square feet. Walter provides a breadth of knowledge, experience, and contacts that he consistently leverages in order to exceed his clients' expectations.

Walter has completed over 405 lease, renewal, and sale transactions in excess of 5,185,000 square feet with a value north of \$200,000,000.

Walter is a graduate of Auburn University in Auburn, AL where he holds a BA in Economics and a Masters in Real Estate Development. Walter also has Alabama, Georgia, Louisiana, Mississippi, and Tennessee real estate licenses and is an active member of ICSC.

EDUCATION

Walter is a graduate of Auburn University in Auburn, AL where he holds a BA in Economics and a Masters in Real Estate Development.

MEMBERSHIPS

Walter is an active member of ICSC.

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