

For Sale | \$12,500,000

Offering Memorandum

3333 Stanwood Blvd. Huntsville, AL 35811



Contact

Brian Uretzky
 buretzky@keyser.com
 617.308.0458

Jake Bottcher
 jbotcher@jhberry.com
 205.873.5943

© 2023 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Table of Contents

- Property Overview 3
- Location Overview 7
- Demographics..... 11
- Nearby Amenities 12
- Market Overview..... 13

Property is Now Vacant



\$12,500,000
purchase price



93,812 SF Total

- 83,812 SF Warehouse
- 10,000 SF Office



Water:
2 inch diameter water piping throughout facility



Specialty:
Nitrogen generating system throughout facility



Compressed air:
100 psi throughout facility



Power:
2,000 amps
12.47 kilovolts primary
480/277 secondary

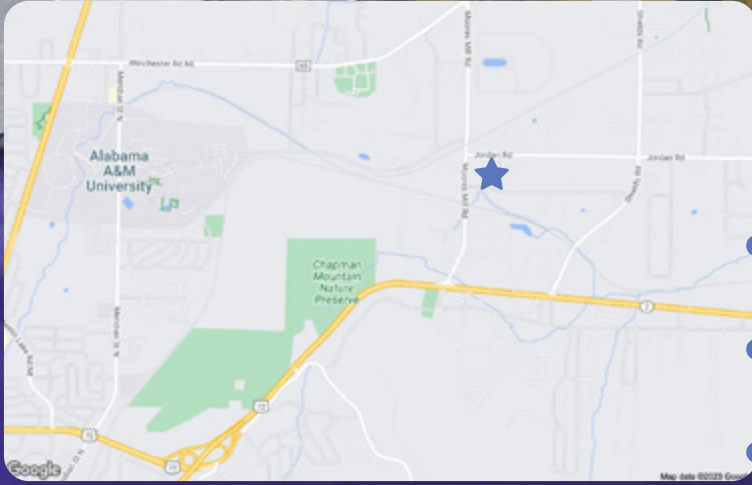


Property Overview





3333 E. Stanwood Blvd.



Within 2 miles of Alabama A&M University

Within 1 mile of Hwy 72 / I565

8 Minutes to Downtown Huntsville

4.67 Acres

96 Parking Spaces

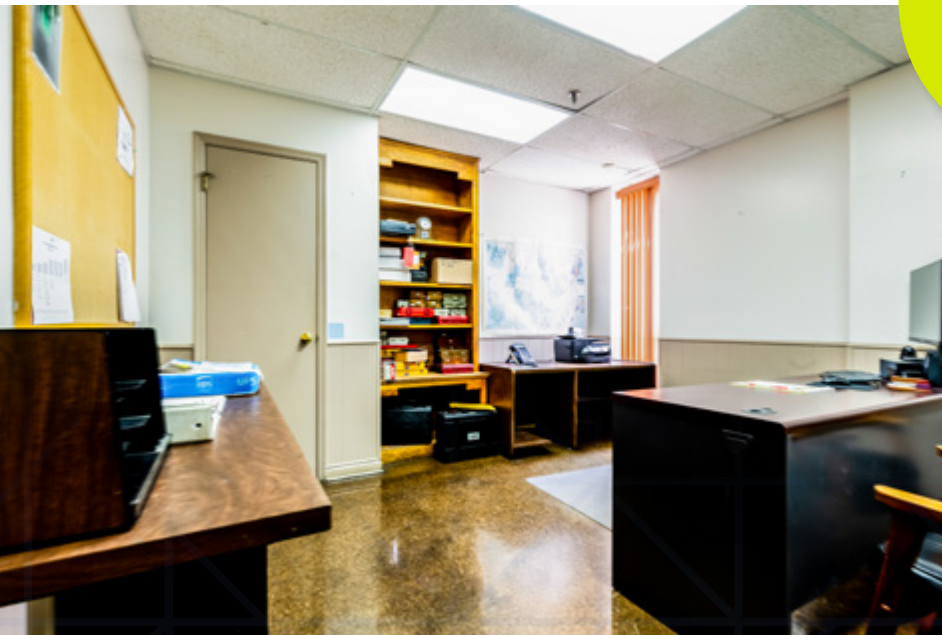




- 1 Conference Room
- 12 Offices
- 1 Training Room
- Security System



See the site video





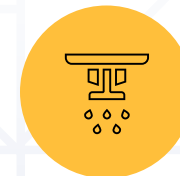
19' Clear height



7 Roll up doors

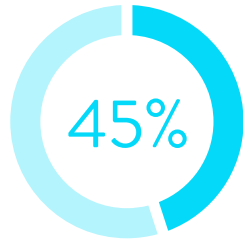


Recent LED lighting upgrade



Wet pressurized sprinkler system





of adults over 25 have a Bachelor's Degree or higher

+260,000

jobs were created in Huntsville in 2021.



REAL ESTATE



Home / Money / Real Estate / Advice / Huntsville is the Best Place to ...

Why Huntsville Is the Best Place to Live in the U.S. in 2022-23

The Rocket City's growing job opportunities, low cost of living and clean air help it take the top spot for the first time.



MADISON COUNTY RECORD



Huntsville metro area ranked top city for families by U.S. News and World Report

Toyota Manufacturing announces \$222 million investment in Huntsville facility to develop new line of four cylinder engines

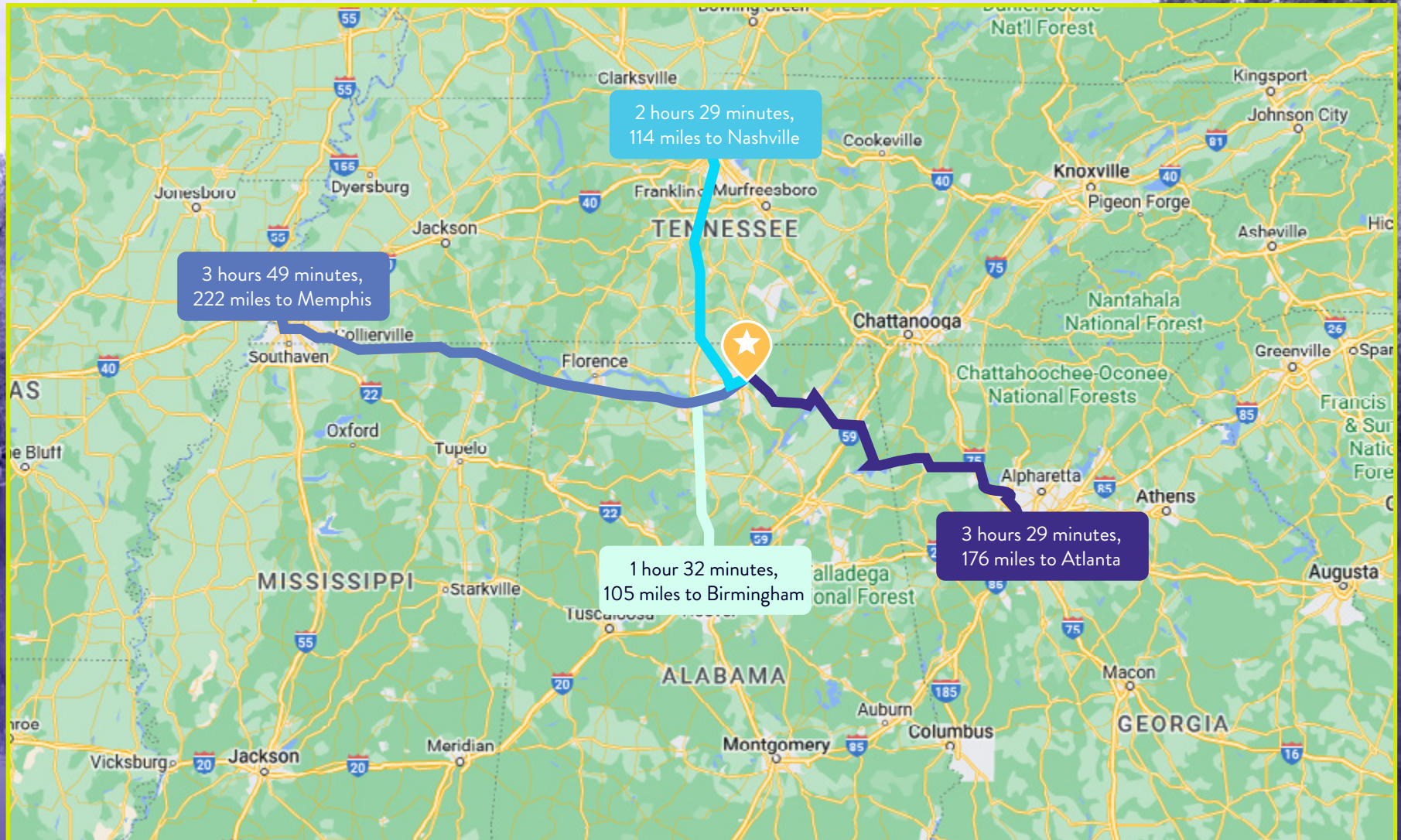
Huntsville BUSINESS JOURNAL
Keeping you informed and inspired



Location Overview



Quick Access to Major Markets



HUNTSVILLE, AL

“THE ROCKET CITY”

Most Prominent Companies
in the Area

Deloitte.



YULISTA
AEROSPACE AND DEFENSE, LLC

Qualitest[®]
Pharmaceuticals

MSSI
PROVEN. TESTED. RELIABLE.

nousystems INC
ANALYSIS | SYNTHESIS | INSIGHT

CRESTWOOD
MEDICAL CENTER

TELEDYNE
BROWN ENGINEERING

TOYOTA

BOEING

NORTHROP GRUMMAN

KEYSER[™]
commercial real estate advocates

GENERAL DYNAMICS

IBM

Raytheon
Technologies



Top Industries Represented

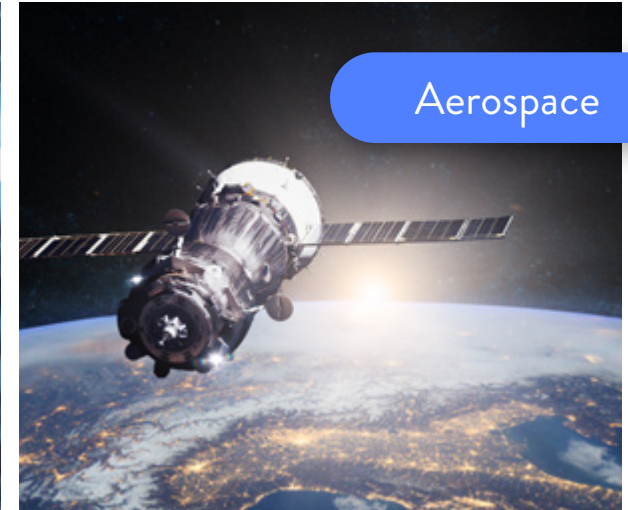
Alabama

Huntsville continues to have a booming economy, and rising employment as businesses are currently investing billions in the area.

In 2021, Huntsville led the U.S. in economic growth, which contributed to notable growth patterns for the following 2022 fiscal year.



Information Technology



Aerospace



Defense



Biosciences



Advanced Manufacturing

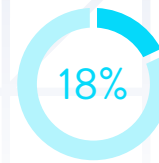


Demographics

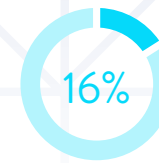
Top Professions Within 60 Minutes



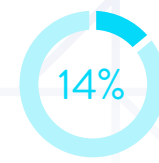
Misc. Office



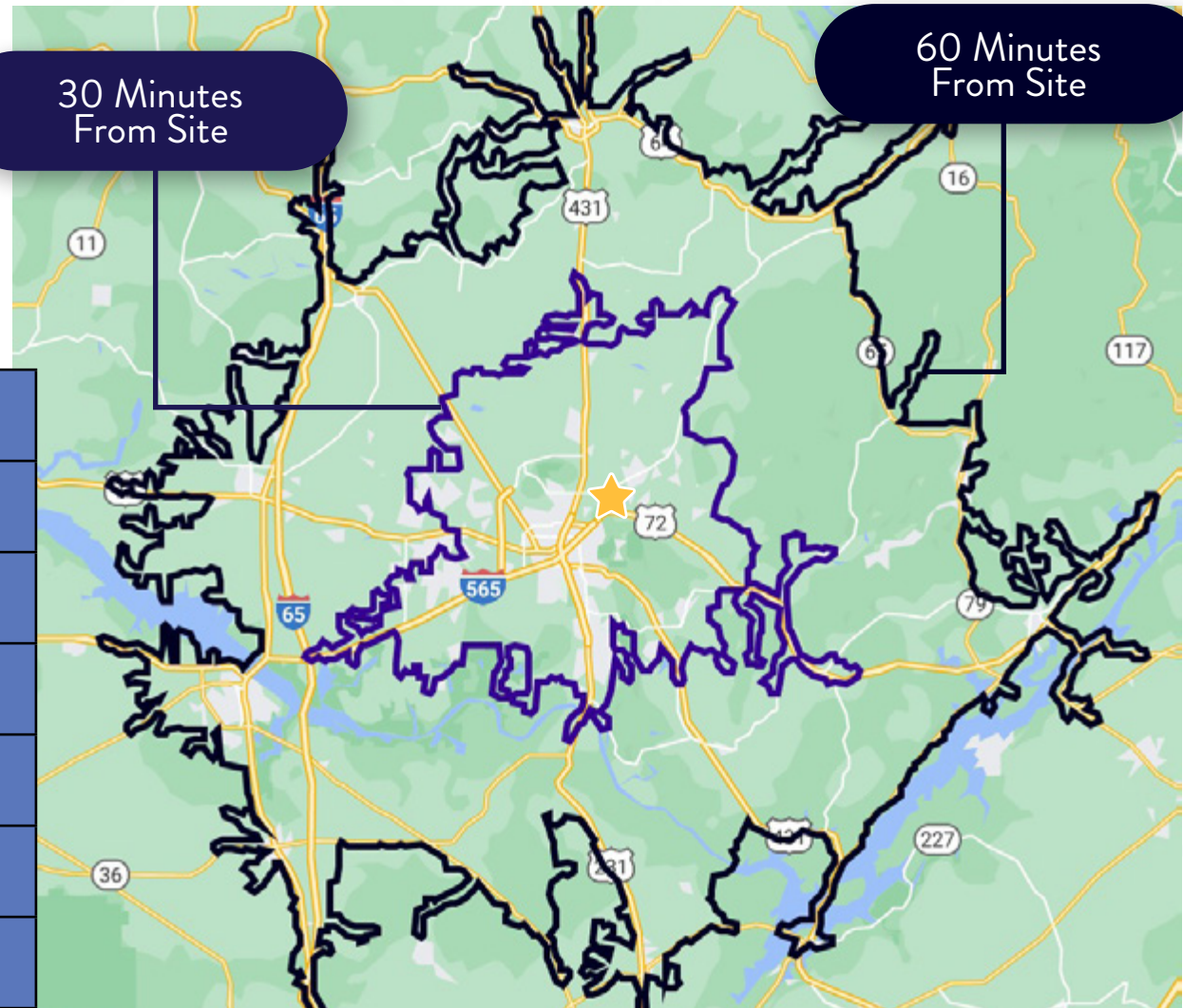
Sales



Management,
Operations, Finance

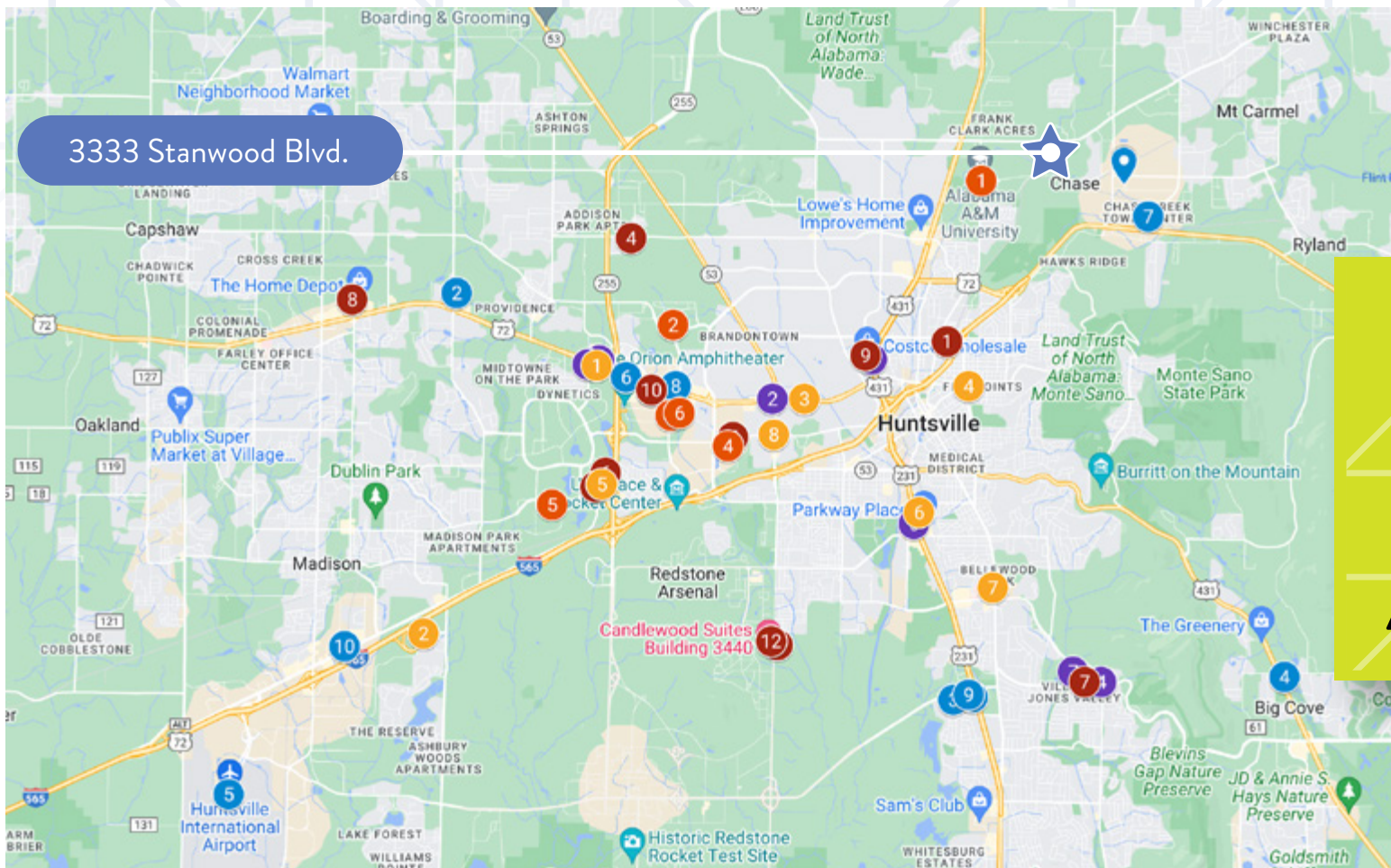


Production,
Transportation



Highlights	30 Minute Drive Time	60 Minute Drive Time
Population (2023)	335,899	677,317
Historical Growth (2010-2020)	5.4%	4.6%
Median Household Income	\$87,449	\$80,781
Total Employees	174,341	273,334
White Collar vs. Blue Collar Workers	70.6% 29.4%	65.9% 34.1%
Average Minutes to Work	20.2	22





3333 Stanwood Blvd.



LODGING

1. Double Tree Suites by Hilton
2. Holiday Inn Express
3. Hilton Garden Inn
4. Hampton Inn
5. Four Points by Sheraton
6. Holiday Inn
7. Microtel Inn
8. La Quinta Inn
9. Hampton Inn
10. Madison Inn

FAST FOOD

1. Five Guys
2. McDonalds
3. Wendy's
4. Wendy's
5. Five Guys
6. Wendy's
7. Five Guys

DINING

1. Cheddar's Scratch Kitchen
2. J. Alexander's Restaurant
3. Olive Garden
4. 1892 East Restaurant and Tavern
5. Kona Grill
6. Char Restaurant
7. Bonefish Grill
8. New Orleans Lunchbox

ENTERTAINMENT

1. Improv Entertainment
2. Stars and Strikes
3. Heiser Hall
4. Theatre Huntsville
5. Charger Union Theatre
6. Cinemark Bridge Street
7. AMC Valley Bend 18
8. Cineplanet 15
9. AMF Valley Bend 18
10. Stars and Strikes
11. Main Event
12. Redstone Lanes Bowling

**HIGHER EDUCATION
(Recruiting Potential)**

1. Alabama A&M
2. Oakwood University
3. Strayer University
4. The University of Alabama
5. Defense Acquisition University
6. Faulkner University

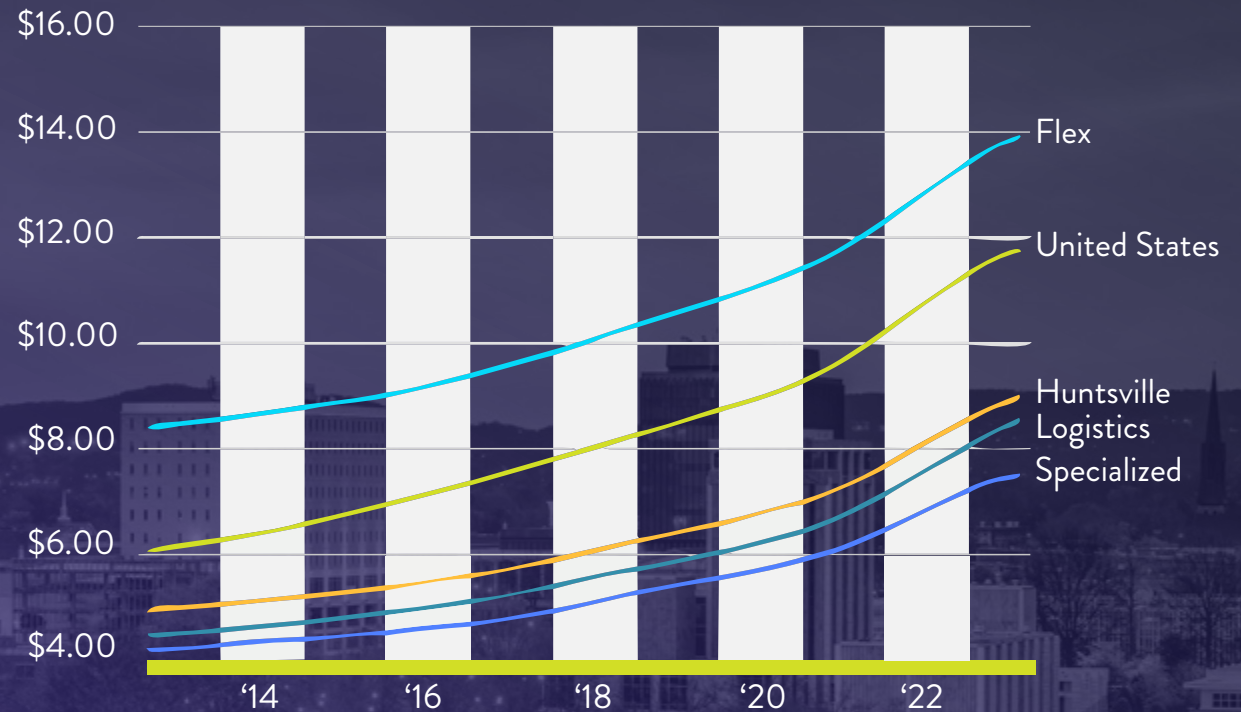


Market Overview

Huntsville has been a growing market over the past 20 years. A market which we anticipate will grow at a faster clip over the next few years given our expectations of demand across the Sunbelt.

Historically, Huntsville was a smaller industrial market but the region has grown over the past few years, helped by new entrants. Toyota-Mazda's 3.6 million square foot manufacturing facility in 2021 generated a pop to the region bringing additional automotive suppliers and logistics firms. We anticipate trends like this will continue.

Market Rent Per SF



Despite a higher vacancy rate compared to the rest of the country, vacancy rates have remained stable with healthy net absorption. New construction continues in the region, and rents have trended upwards. Construction starts totaled roughly 3 million square feet in 2022, the second highest annual total on record.

3333 Stanwood Blvd resides in North Huntsville, a submarket with 10.1 million square feet of space which is sizeable for the broader market. That being said, construction starts are limited in this submarket which should bode well for strong pricing for any well kept property in this market.



Thank You.



KEYSERTM
commercial real estate advocates

Brian Uretzky
buretzky@keyser.com
617.308.0458

Jake Bottcher
jbottcher@jhberry.com
205.873.5943

KEYSER | COMMERCIAL REAL ESTATE ADVOCATES | KEYSER.COM