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GENE CODY, CCIM, SIOR

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SALE LEASEBACK

285 KERSHAW INDUSTRIAL BLVD- MONTGOMERY, AL 36117

312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM

An aerial photograph of an industrial property. In the foreground, there is a large, light-colored industrial building with a flat roof. To its right, there is a parking lot with several vehicles. In the background, there is a large, open field with some trees and a road. The text "285 Kershaw Industrial Blvd" is overlaid on the image in a white, sans-serif font. A red location pin is placed on the roof of the building in the foreground.

285 Kershaw Industrial Blvd

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

312 CATOMA ST #200
MONTGOMERY, AL 36104
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285 KERSHAW INDUSTRIAL BLVD

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,099,000
Cap Rate:	8.74%
NOI:	\$96,000
Lot Size:	±0.77 Acres
Year Built:	2002
Building Size:	±11,250
Zoning:	M-1
Price / SF:	\$97.69

PROPERTY HIGHLIGHTS

- Sale Leaseback- (\$8,000 per month/NNN/3 year term)
- NNN Lease
- Industrial Flex Space located in East Montgomery close to Pike Road
- 16 FT ceiling heights
- 2 Roll up doors
- Less than 2 miles from I-85
- ±12.5 miles from Downtown Montgomery
- ±13.5 miles from I-65

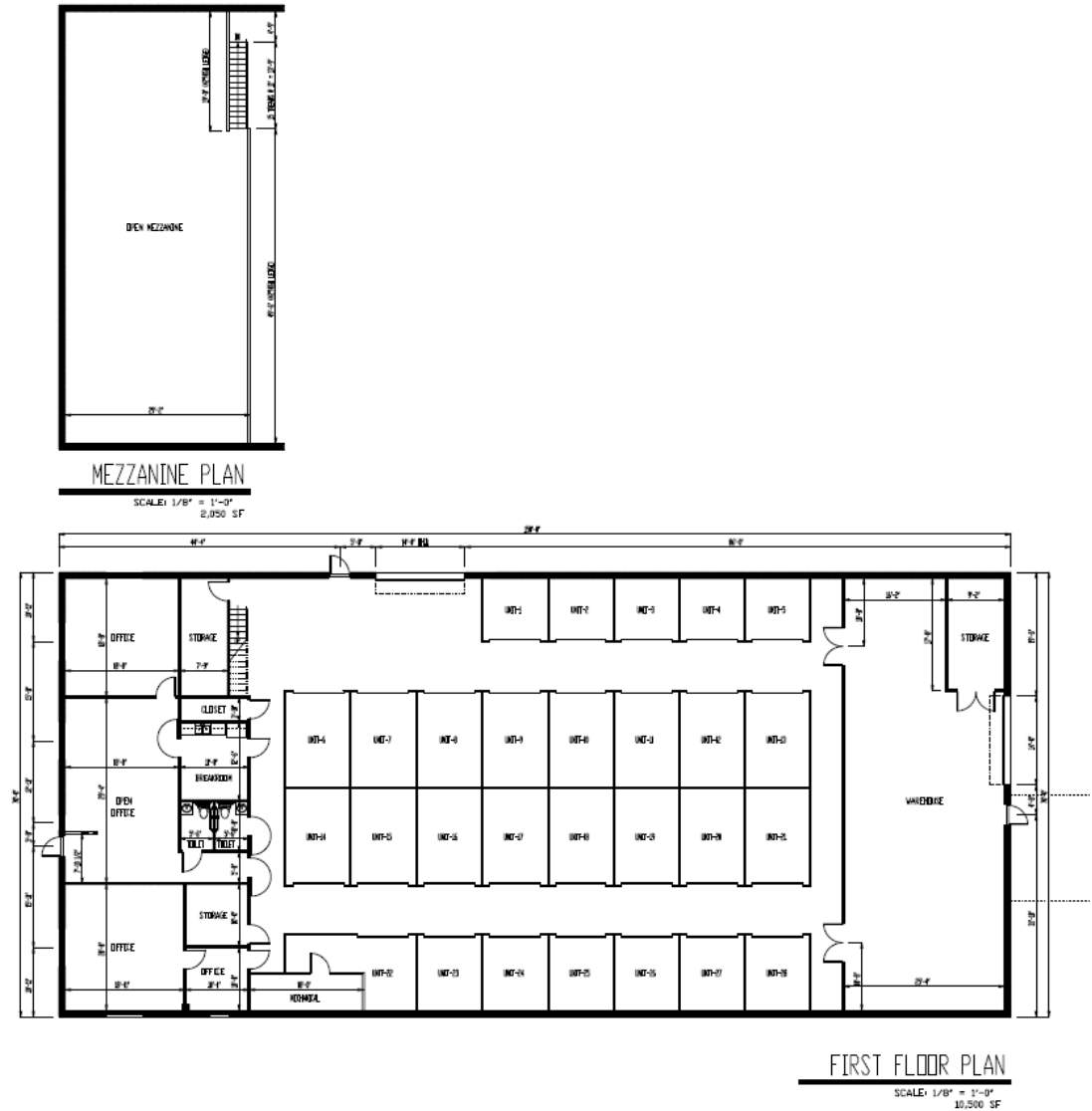


285 KERSHAW INDUSTRIAL BLVD

MONTGOMERY, AL 36117

Additional Photos







LOCATION INFORMATION

SECTION 2

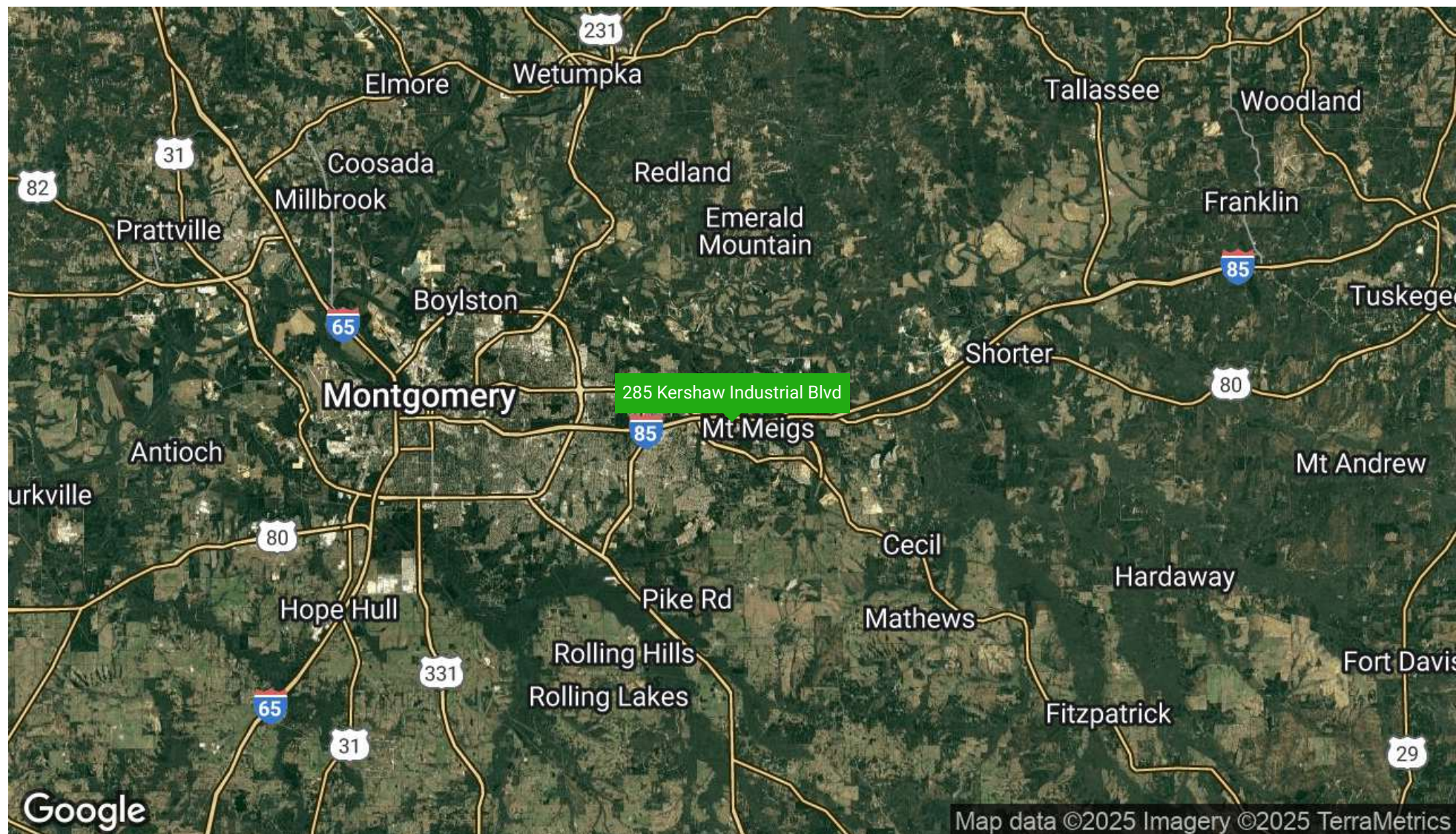
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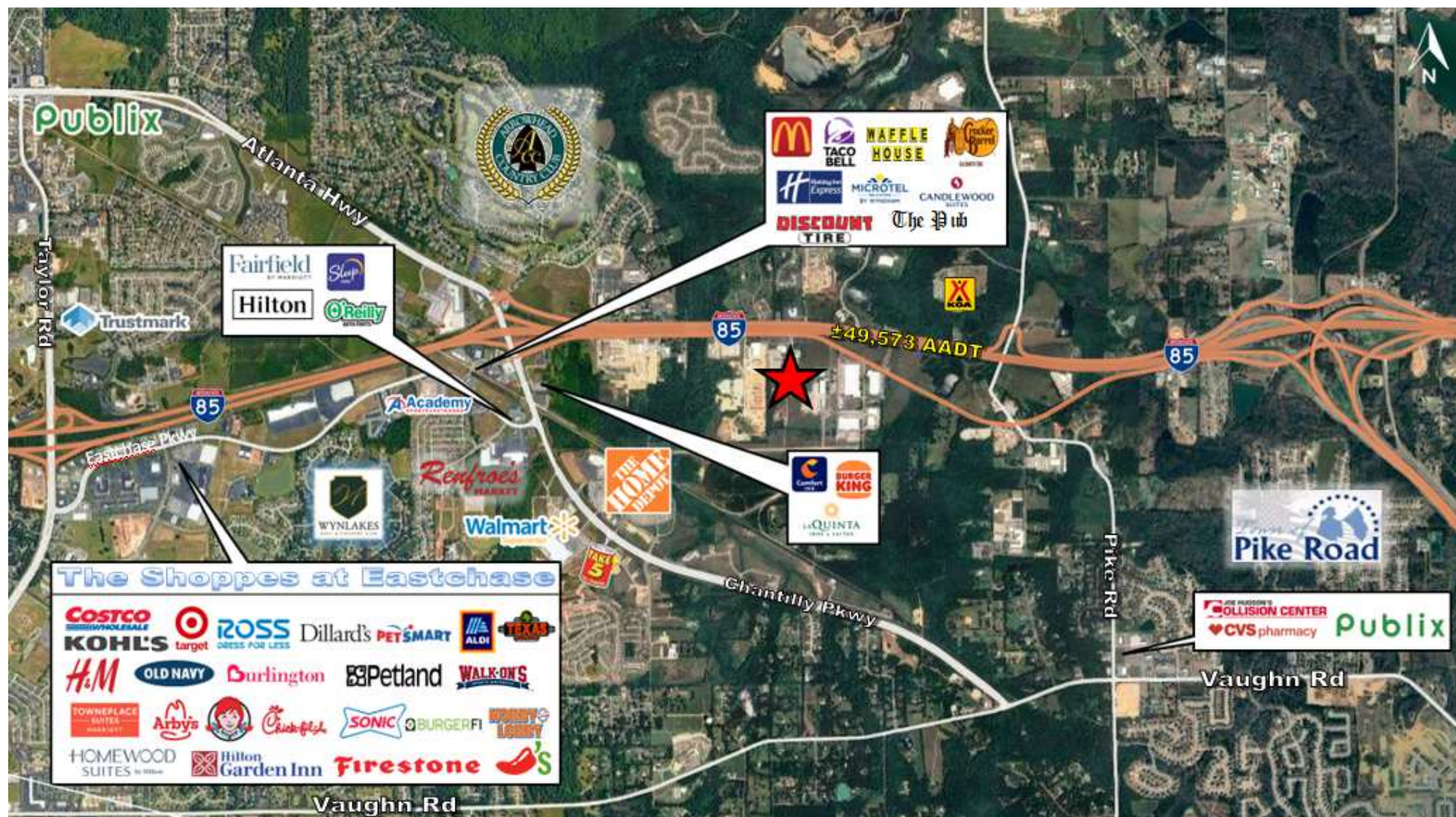
Regional Map



285 KERSHAW INDUSTRIAL BLVD

MONTGOMERY, AL 36117

Retail Map





FINANCIAL ANALYSIS

SECTION 3

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
-	First Klass Movers	11,250 SF	100%	\$8.53	\$96,000
TOTALS		11,250 SF	100%	\$8.53	\$96,000
AVERAGES		11,250 SF	100%	\$8.53	\$96,000



TENANT HIGHLIGHTS

- Over 30 years ago a small moving company was formed to provide services to our neighbors here in Central Alabama and beyond. The company was formed based on solid values of hard work, honesty, and treating your neighbor as yourself. Those values are exactly what have allowed our business to thrive all these years.
- First Class Movers are some of the most highly trained in the industry. We never employ casual labor or temporary work, and all of our employees wear our uniform, so that you can be sure that First Class Movers are fully-trained employees.
- At First Class Movers, customer service is our number one priority. We set high standards of performance, encourage customer feedback, and consistently exceed customer expectations. We know that our success as a moving company depends solely on your complete satisfaction. This attitude coupled with "word of mouth advertising" and quality service has made us the most trusted moving company in Montgomery.

TENANT OVERVIEW

Company:	First Klass Movers
Founded:	July 1, 1995
Locations:	Central AL & Beyond
Revenue:	<\$5 Million
Website:	www.bibbsmovingservices.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
Year 1	\$96,000
Year 2	\$96,000
Year 3	\$96,000



DEMOGRAPHICS

SECTION 4

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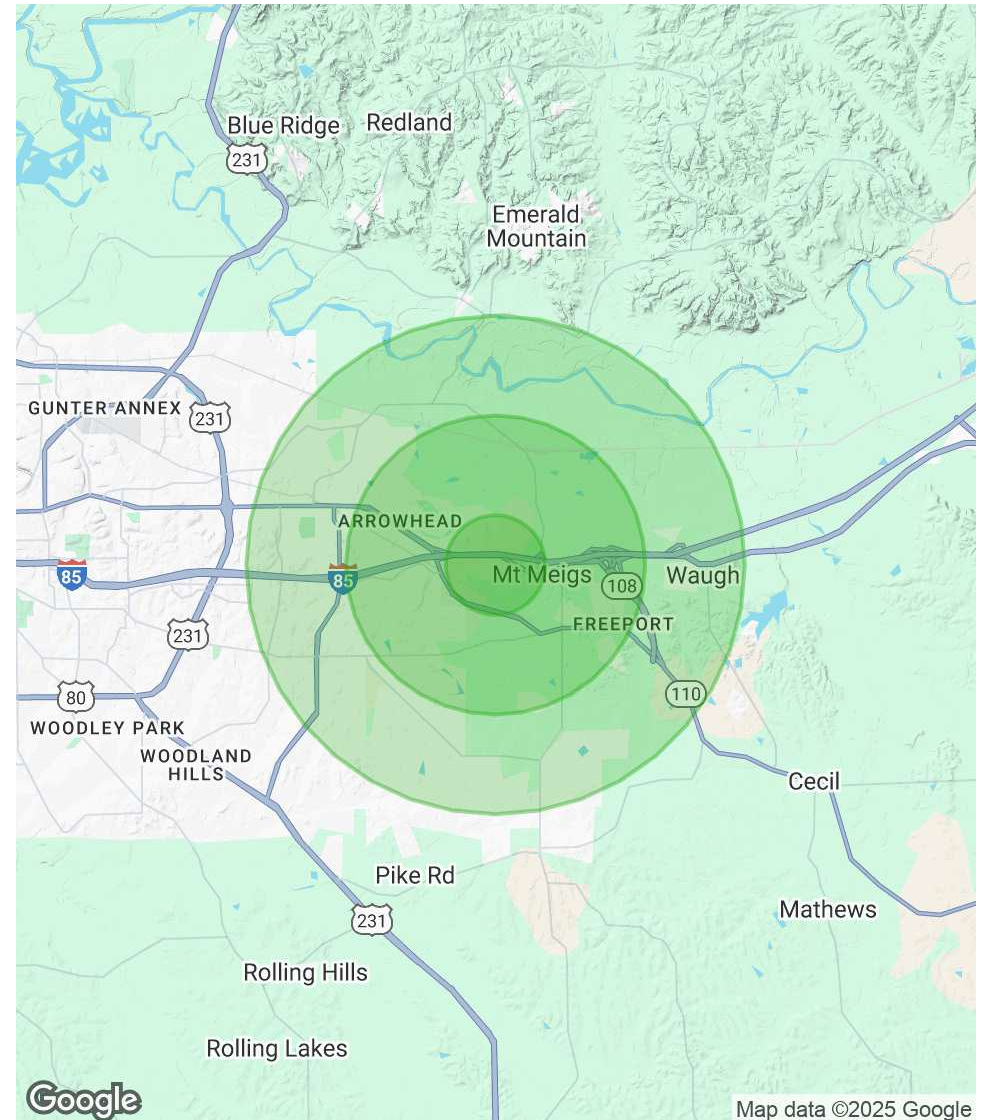
285 KERSHAW INDUSTRIAL BLVD

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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	956	25,320	61,512
Average Age	41	42	40
Average Age (Male)	38	41	39
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	379	9,733	24,807
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$95,277	\$121,612	\$108,805
Average House Value	\$285,010	\$335,410	\$313,770

Demographics data derived from AlphaMap





ADVISOR BIOS

SECTION 5

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PERRY PATIÑO

Sales Agent

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Direct: 334.531.0125

PROFESSIONAL BACKGROUND

Dynamic and results-driven professional with a passion for excellence, leveraging a diverse background in real estate, motorsports, and adrenaline-inducing activities. Since joining the Team, I have immersed myself in the real estate industry, developing a solid foundation and demonstrating a commitment to delivering exceptional client experiences. Prior to my venture into real estate, I embarked on an exhilarating journey as a NASCAR driver, achieving remarkable success as a two-time regional champion with over 35 career wins. Racing has been a lifelong passion, igniting my competitive spirit and instilling in me valuable lessons in perseverance, discipline, and strategic thinking. These qualities seamlessly translate into my work in the real estate industry, enabling me to tackle challenges head-on and consistently exceed expectations.

Beyond the racetrack and the realm of real estate, I am continuously seeking new horizons and pursuing thrilling adventures. Currently working towards obtaining my pilot's license, I am captivated by the freedom of the skies and the precision required to navigate aircraft. Additionally, I find solace in the rush of skydiving and the thrill of carving through snow-capped mountains while snowboarding. As a driven professional with a unique blend of experiences, I bring a fresh perspective and a tenacious approach to every endeavor. Whether it's helping clients find their dream properties, negotiating deals, or pursuing my own passions, I am dedicated to achieving exceptional results and embracing the excitement that life has to offer.

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GENE CODY, CCIM, SIOR

President

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PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse, where he made significant contributions by expanding their residential division and achieving sales exceeding \$3 million in his inaugural year. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024. Additionally, he received the CBC Bronze Circle of Distinction award for the years 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. In 2024, Gene received the CREXI Platinum Broker Award. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University

CCIM Designee from the CCIM Institute

SIOR

MEMBERSHIPS

CCIM, SIOR, ICSC, Site Source

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