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INCOME PRODUCING WAREHOUSE BUILDING AVAILABLE

LISTED BY VESSEL VENTURES

Investment Property

10,000 SQFT +/- ½ Acre Fenced Lot

100% Occupied

Purchase Price - \$565,000.00



*1953 MOBILE ROAD
MONTGOMERY, AL 36108*



VESSEL
VENTURES

COMPANY PROFILE



Ethan Tisdale is the founder of Vessel Ventures, LLC. As the managing director Ethan is focused on the day to day operations and services of Vessel Ventures. In addition, Ethan oversees business development utilizing his experience in facilitating real estate transactions.

Executive Summary

Property Overview

Income Producing Office Building Available - 100% Occupied. Located in Montgomery, AL. This building totals 10,00 SQFT+/-.

Tenant Overview

GOFO, Inc - Registered logistics and last-mile courier company.

- 120+ Hubs and Growing
- Delivered 100M+ Packages
- 70% Coverage - Coast to Coast

Lease Term: Executed 3-Year lease June 1st, 2026 and runs through June 30th, 2029.

3% Yearly Increases

Yearly Gross Rent - Year One - \$58,200
Landlord responsible for Taxes & Insurance.

Please request additional information.



Property Photos



Property Photos



Property Details

- Industrial warehouse building, with easy access to I-65.
- Centrally located in Montgomery, between Maxwell Airforce Base & Montgomery Regional Airport.
- Close proximity to south Montgomery, where Hyundai Motor Manufacturing Alabama, Montgomery Intermodal Containter Transfer Facility, Meta Data Center, Diageo North America, Amazon, Fedex, and many others are located. (See additional slides for additional information, all less than 10 minutes from subject property).
- Fully fenced yard, almost a half acre in size. Two drive in doors and extended truck dock. New led lighting installed.



Low-Level Aerial



Montgomery Intermodal Container Transfer Facility (ICTF)



ICTF is located less than three miles from the subject property.
Construction begin early 2025.

The Inland Port is 272 acres with
25,000+ ft of Track.

Initial capacity of 60,000 TEU.
Economic impact of 2,600+ total
jobs and additional warehousing
needs.

Meta Data Center Development



Late September 2025, Meta announced the Montgomery Data Center Campus is expanding with two new buildings, bringing the footprint to 1.3 million SQFT.

Total Investment of \$1.5 billion.

Potential to be largest Meta Data Center in the United States

HMMA - Hyundai Motor Manufacturing Alabama



HMMA is a massive \$1.8 billion facility on 1,744 acres. Specializing in producing popular Hyundai and Genesis SUVs.

Around 4,200 team members. With annual capacity up to 399,500 vehicles.

Annual payroll of over \$260 million.



OFFICE



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www.VesselVenturesLLC.com

*We look forward to working with you. Please don't
hesitate to reach out with additional questions.*