



BIRMINGHAM MSA | EXCESS LAND FOR IOS | PRIME VALUE-ADD OPPORTUNITY

FOR SALE OR LEASE

NEWLY RENOVATED INDUSTRIAL & IOS SITE

Offering Memorandum • 119 & 121 Metrock Circle, Helena, AL 35080



EXCLUSIVELY OFFERED BY:

◆ *Point of Contact*

Ani Paulson | *Senior Vice President*
apaulson@northmarq.com | 404.407.5907

In Association With:
Brian Lane
AL Lic. #000079670-0

DEBT + EQUITY

John Banas
Managing Director
jbanas@northmarq.com
215.484.0319

Northmarq
3414 Peachtree Rd NE, Suite 900
Atlanta, GA 30326
404.237.2456 | northmarq.com

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Northmarq ("Northmarq"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

INVESTMENT SUMMARY



OFFERING PRICE:
\$1,790,000



ASKING LEASE RATE:
\$10.50/SF NNN

PROPERTY

GLA	15,600 SF
Price/SF	\$ 114.74
Lot Size	2.46 Acres
Year Built Renovated	1970 2025
Property Address	119 & 121 Metrock Cir, Helena, AL 35080
Occupancy	0%
Clear Height	16.5'
Drive-In Doors	Four (4)
Dock Doors	One (1)
Office Area	625 SF
Warehouse Area	14,975 SF
Zoning	M1 Light Industrial



THE OFFERING

Northmarq, as exclusive agent, is pleased to present to qualified investors the opportunity to lease or acquire the fee simple interest in the value-add industrial property located at 119 & 121 Metrock Cir, Helena, Alabama. The subject property totals 15,600 square feet and rests on a total of 2.46 acres of land that features a fenced IOS site. The newly renovated property includes one loading dock, four drive-in doors, and a clear height of 16.5'. The renovations include improvements to the roof, new exterior painting, LED lighting, and a new drive-in door. Offered well below replacement cost, the property has significant value-add opportunity through filling the vacancy or is an ideal space for an owner-user.

Located in the high-growth area of south Shelby County, the submarket features a low industrial vacancy rate of roughly 2.6% for like-kind properties in the immediate area. Ideally positioned just off Helena Rd, the property is situated in close proximity to Highway 31, Interstate 65 and downtown Birmingham.

INVESTMENT HIGHLIGHTS



Prime Investment Opportunity

Newly Renovated Industrial Warehouse & IOS Site | Available for Sale or for Lease | **Seller Financing Will be Considered**



Fenced Laydown Yard | 15,600 SF Industrial Warehouse

2.46 Total Acres with M1 Light Industrial Zoning | One Dock Door & Four Drive-In Doors | 16.5' Clear Height



New 2025 Renovations

Improvements Include Exterior Painting, New Drive-In & Walk-In Doors, LED Lighting, Sealed Roof, Fenced Laydown Yard, Connected the Two Lots, & More



Significant Value-Add Opportunity

Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner-User | Shelby County/I-65 Submarket is a Booming Industrial Corridor



High-Growth Area

2.6% Vacancy Rate for Like-Kind Industrial Properties in the Submarket | Strong Rental Rates



Close Proximity to I-65

In Close Proximity to Downtown Birmingham | Located Less than 2 Miles from Hwy 31 & 3 Miles from I-65



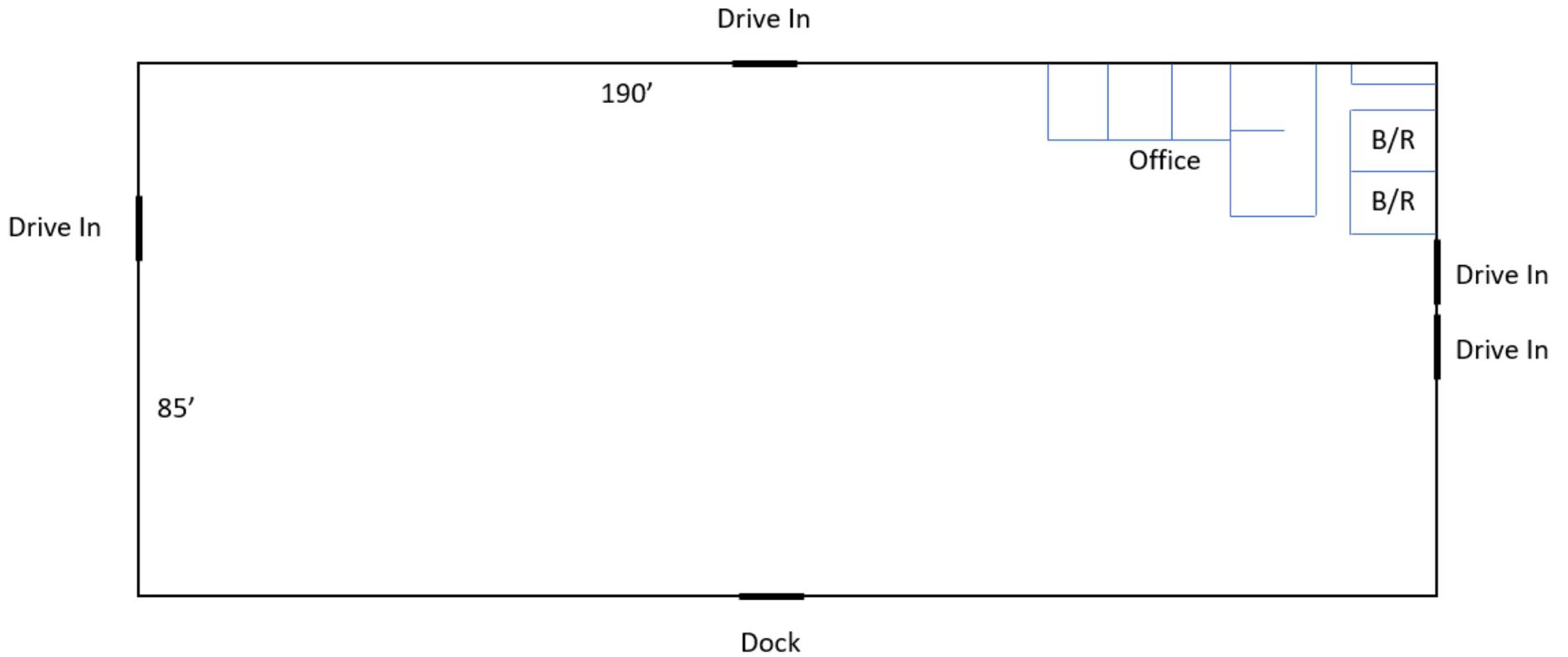


SPACE AVAILABLE FOR LEASE

Total SF Available	+/- 15,600 SF
Asking Rate	\$10.50/SF
Lease Form	NNN
Land Area	2.46 AC
Warehouse Area	+/- 14,975 SF
Office Area	+/- 625 SF



FLOOR PLAN



SUBJECT AERIAL



ABC Polymer Industries
DXP
Floortek Concrete Coatings
Imms Industrial Coatings, Inc.
Scott Machinery and Supply Inc.
Spray Equipment & Service Center
The Supply House LLC
Vulcan Engineering Co

SUBJECT PROPERTY

Pelham High School
±1,100 Students

Pelham Park Pavilion

Alabama Appliance Outlet
Bama Burgers 2
Cahaba Tractor Co.
Control Components, Inc
Express Oil Change & Tire Engineers
Hall's Motorsports Birmingham
La Libertad Restaurant
Legacy Motors LLC
Straight-line Upholstery

Helena Elementary School
±855 Students

Joe Tucker Park

PELHAM PLAZA
SHOPPING CENTER

Big Tex Trailer World - Truckfitters
Collision Pro
Coosa Composites
Core & Main
HCR Cabinets & Countertops
Plumbers Wholesale Supply Co.
Southeastern Butcher Supplies, Inc.
Southern Pipe & Supply
Surface One
The Bus Center At Transportation South

Publix
Mobil
O'Reilly

Walmart
MCDONALD'S
WingStreet
REGIONS
SELECT ABC SPINNS
VBC
SOUTHERN IMMEDIATE CARE
Great Clips

Walgreens
1st FINANCIAL BANK
Goodwill
Pep Boys
POPEYES

THE HOME DEPOT
WELLS FARGO
Secure Storage



BIRMINGHAM, ALABAMA

Source: www.birminghambusinessalliance.com, www.uab.edu/impact

Birmingham is situated in the north central region of Alabama and serves as the seat of Jefferson County, Alabama's most populous county. The Birmingham metropolitan area has a population of 1,180,631, and is the largest in Alabama.

Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. Centrally located in the Southeast, companies take advantage of Birmingham's vast transportation network to improve their access to global markets. Five interstates (I-20, 22, 59, 65, and 459) provide access to over 250 million consumers, nearly 80 percent of the U.S., within a two-day drive. Additionally, three major railroad systems are available – CSX, Norfolk Southern and BNSF – as well as the Port of Birmingham, a 184-acre inland port.

The University of Alabama at Birmingham is a powerhouse for academic, clinical and research innovation throughout the Birmingham region, statewide, nationally and throughout the globe. With an enrollment of more than 21,500 students in 2022, employment of more than 21,000 full-time and part-time individuals, and more than 149,000 active alumni worldwide, the impacts of UAB can be felt by many throughout the world. As the largest single employer in the state of Alabama, UAB generates significant impacts for its employees and the state in terms of economic, employment and government revenue impacts on a daily basis. UAB, the UAB Health System, and Southern Research drive a significant amount of the Alabama economy every year, which amounted to \$8.3 billion for the city of Birmingham in FY2022.

The University of Alabama at Birmingham



The regional economy is broadening from a manufacturing base to include biotechnology and financial services, helping attract younger talent. Automotive production remains a core strength with Mercedes-Benz, Honda, and Hyundai operating plants in the metro, while the statewide auto corridor grew with Mazda Toyota Manufacturing's Huntsville facility in 2021. Life sciences are gaining momentum through public and private initiatives, with nearly \$200 million in projects underway entering 2024 and a meaningful share concentrated in Birmingham.



The subject property is located along the I-65 corridor in Shelby County, a fast-growing industrial hub with active development around Pelham, Alabaster, and Calera. Direct interstate access to I-459, I-65, and the proximity to Alabama's automotive supplier network are fueling demand for industrial and industrial outdoor storage (IOS).

Other major employers in the Birmingham metro include Regions Financial Corporation, St. Vincent's Health System, Children's Hospital of Alabama, AT&T, Honda Manufacturing, Mercedes-Benz U.S. International, Brookwood Baptist Health, Blue Cross-Blue Shield of AL, PNC Financial Services, and Wells Fargo.

"Best City for Job Seekers"

MoneyGeek, 2021

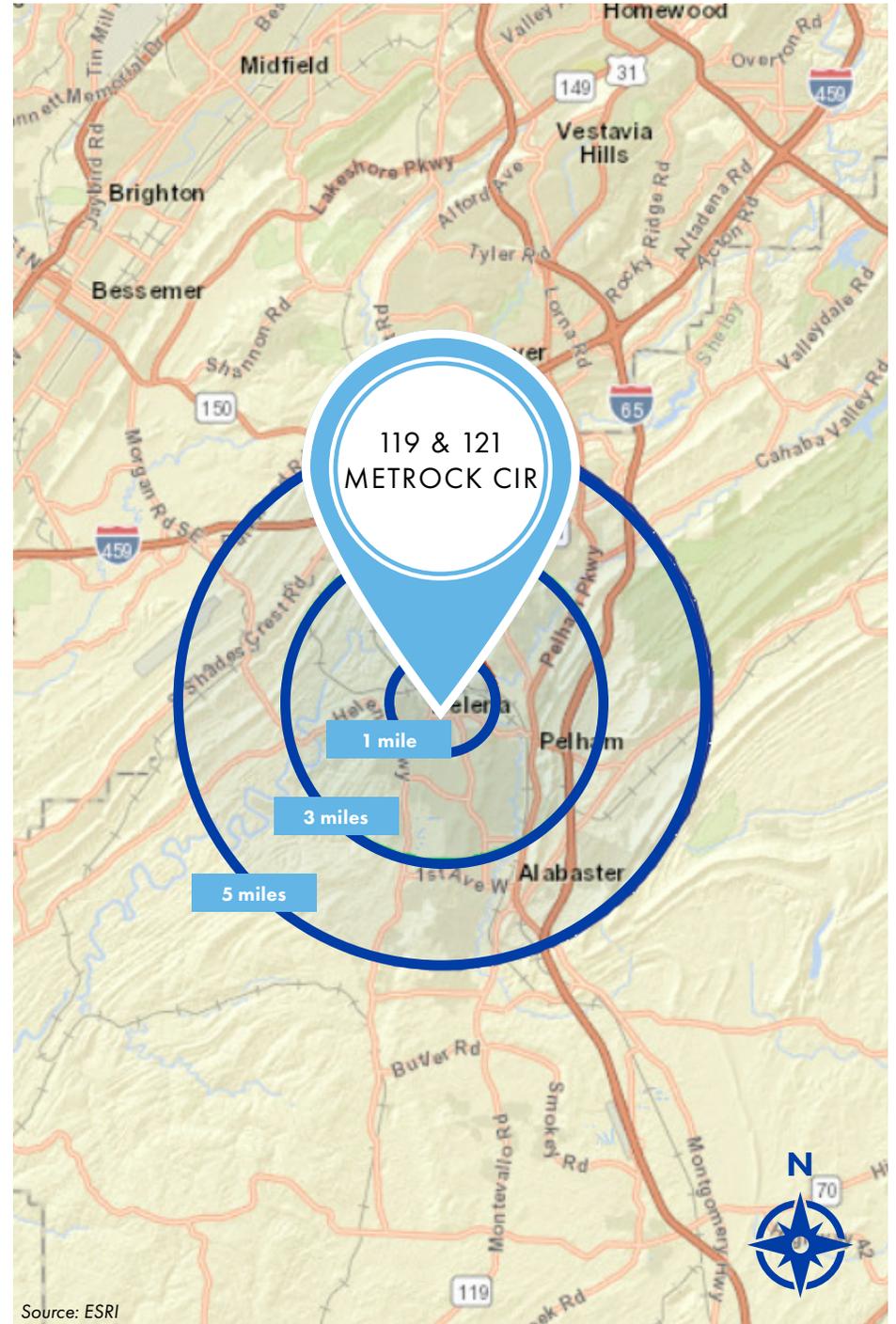
DEMOGRAPHICS

119 & 121 Metrock Cir, Helena, AL 35080

 Population	1 mile	3 miles	5 miles
2025 Population	2,704	38,238	89,911
2030 Population	2,784	39,755	92,895
2020-2025 Annual Rate	0.57%	1.23%	0.85%
2025-2030 Annual Rate	0.58%	0.78%	0.66%

 Households	1 mile	3 miles	5 miles
2025 Households	904	14,284	33,697
2030 Households	939	15,014	35,170
2020-2025 Annual Rate	0.64%	1.56%	1.13%
2025-2030 Annual Rate	0.76%	1.56%	1.17%

 Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$119,322	\$127,612	\$128,937
2030 Average Household Income	\$130,843	\$139,077	\$141,272





OFFERED EXCLUSIVELY BY

DEBT + EQUITY

Point of Contact

Ani Paulson

Senior Vice President

apaulson@northmarq.com | 404.407.5907

John Banas

Managing Director

jbanas@northmarq.com | 215.484.0319

In Association With

Brian Lane

AL license #000079670-0

Northmarq | *Atlanta Office*
3414 Peachtree Rd NE | Suite 900
Atlanta, GA 30326
northmarq.com

Commercial Real Estate
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. The use of any graphics or logos in this memorandum is for marketing purposes only, and does not in any way imply any ownership, use, or affiliation with the real estate that is the subject of this memorandum. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

© 2026. All rights reserved.