



Southeast



ADDRESS

3779 ABIGAIL DR, THEODORE, AL 36582

TYPE

INDUSTRIAL

INVESTMENT

SINGLE TENANT NET LEASE

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Investment Overview

Westover

PROPERTY OVERVIEW



Summary

Westover Industrial Partners is pleased to present this single-tenant industrial investment offering stable near-term income opportunity, supported by a credit-backed tenant and a highly desirable IOS-oriented site configuration.

\$1,337,846

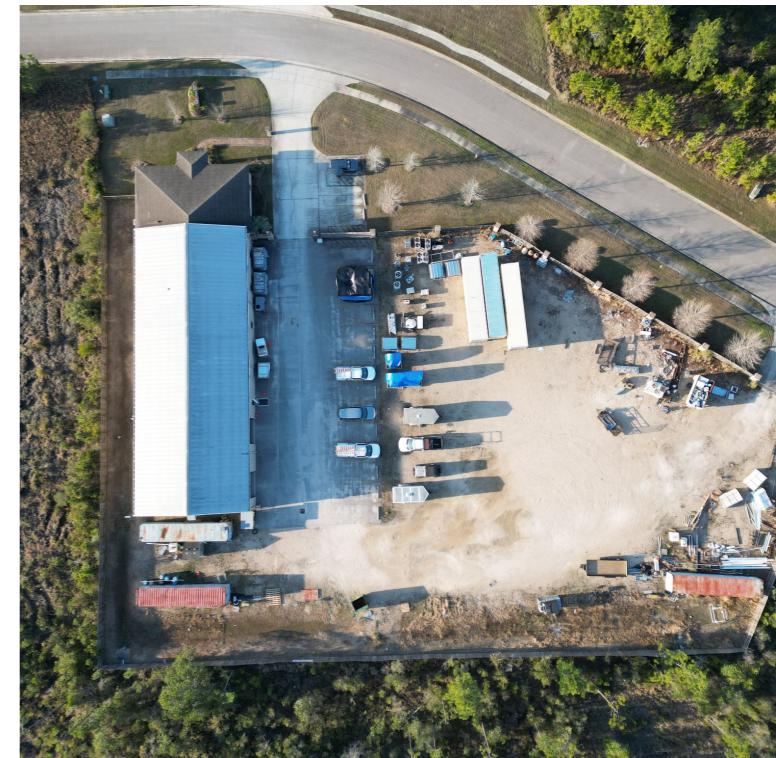
Sales Price

6.50%

Cap Rate

\$167

Price PSF



Offering Summary

Cap Rate:	6.50%
NOI:	\$86,960
Price / SF:	\$167.23
Tenant:	Comfort Systems USA - (Southeast), Inc
Guarantor:	Corporate

Property Details	
Street Address:	3779 Abigail Drive
City, Zip, State:	Theodore, AL 36582
County:	Mobile
Building Size:	8,000 SF
Lot Size:	2.33 Acres

**COMFORT
SYSTEMS USA**
Southeast



INVESTMENT HIGHLIGHTS



- **Established Tenant with Long-Term Operating History**
Comfort Systems USA (Southeast) has operated from the property for ~10 years and recently executed a 5-year lease extension, reinforcing its commitment to the site and market.
- **5-Year Triple Net Lease with No Renewal Options**
±5 years of remaining lease term with **no renewal options**, providing the next owner full control to renegotiate rent at market upon expiration.
- **Credit Tenant Backed by Public Parent**
Tenant is a wholly owned subsidiary of Comfort Systems USA, Inc. (NYSE: FIX), a national mechanical services provider generating ~\$7B in annual revenue; Southeast platform produces ~\$150M annually across 12 locations.
- **Highly Desirable IOS-Oriented Industrial Layout**
±8,000 SF industrial facility on ±2.33 acres with ±1.15 acres of usable, fenced yard storage—an increasingly scarce and highly sought-after IOS configuration.
- **Strong Re-Tenanting & User Demand Profile**
Small-bay industrial assets with secured yard space continue to see strong demand from contractors, service providers, and logistics users, supporting future leasing velocity and liquidity.
- **Strategic Gulf Coast Industrial Location**
Located within the greater Mobile industrial corridor, benefiting from proximity to Alabama's only deepwater port and long-term port-driven industrial demand.

Lease Summary

Westover

LEASE SUMMARY

5.5 Years

Lease Term

NNN

Lease Type

\$86,960

NOI

None

Renewal Options

Corporate

Guarantor



LEASE ABSTRACT

LEASE ABSTRACT

Tenant/Guarantor:

Comfort Systems USA- (Southeast), INC

Building Size:

8,000 SF

Net Operating Income:

\$86,960

Rent / SF:

\$10.87/SF

Original Lease Commencement:

May 1, 2016

Extension Commencement:

July , 2026

Lease Expiration:

June 30, 2031

Lease Term:

5+ Years

Renewal Options:

None

Rent Increases:

None

EXPENSE BREAKDOWN

Lease Type:

NNN

Property Taxes:

Tenant Reimburses

Insurance:

Tenant Reimburses

Common Area:

Tenant Responsibility

Roof & Structure:

Landlord Responsibility

Repairs & Maintenance:

Tenant Responsibility

HVAC:

Tenant Responsibility

Utilities:

Tenant Responsibility

Right of First Refusal:

None

Property Information

Westover

BUILDING & SITE SPECIFICATIONS



Year Built:

2016

Building Size:

8,000 SF

Lot Size:

2.33 Acres

FAR:

0.079

Layout: Office: 2,000 SF / Warehouse: 6,000 SF

Doors:

(2) Grade Level - 12 & 14'

Clear Height:

16'

Power:

Single Phase / 200 amp / 120/140v

Sprinklered:

None

Zoning:

I-1 Light Industrial



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES

Westover



Tenant Information

Westover



Southeast

\$150M

Revenue

12

Locations

Fix

NYSE Ticker

\$7B

Parent Company
Revenue

Tenant Overview

Comfort Systems USA Southeast is a leading commercial mechanical and plumbing contractor generating over \$150 million in annual revenue across the Southeastern United States. The company provides installation and servicing of mechanical, plumbing, medical gas, and building automation systems for healthcare, education, government, commercial, and industrial clients. Headquartered in Pensacola, Florida, Comfort Systems USA Southeast operates throughout the Florida Panhandle, South Alabama, and Georgia, with licensing and operational capabilities extending into Mississippi, Louisiana, and South Carolina.

The company is a wholly owned subsidiary of Comfort Systems USA, a publicly traded mechanical services provider with more than \$6 billion in annual revenue and a nationwide operating platform. Backed by a large, well-capitalized parent organization, Comfort Systems USA Southeast benefits from shared best practices, standardized operating procedures, and access to national resources, supporting long-term operational stability and tenant credit strength.

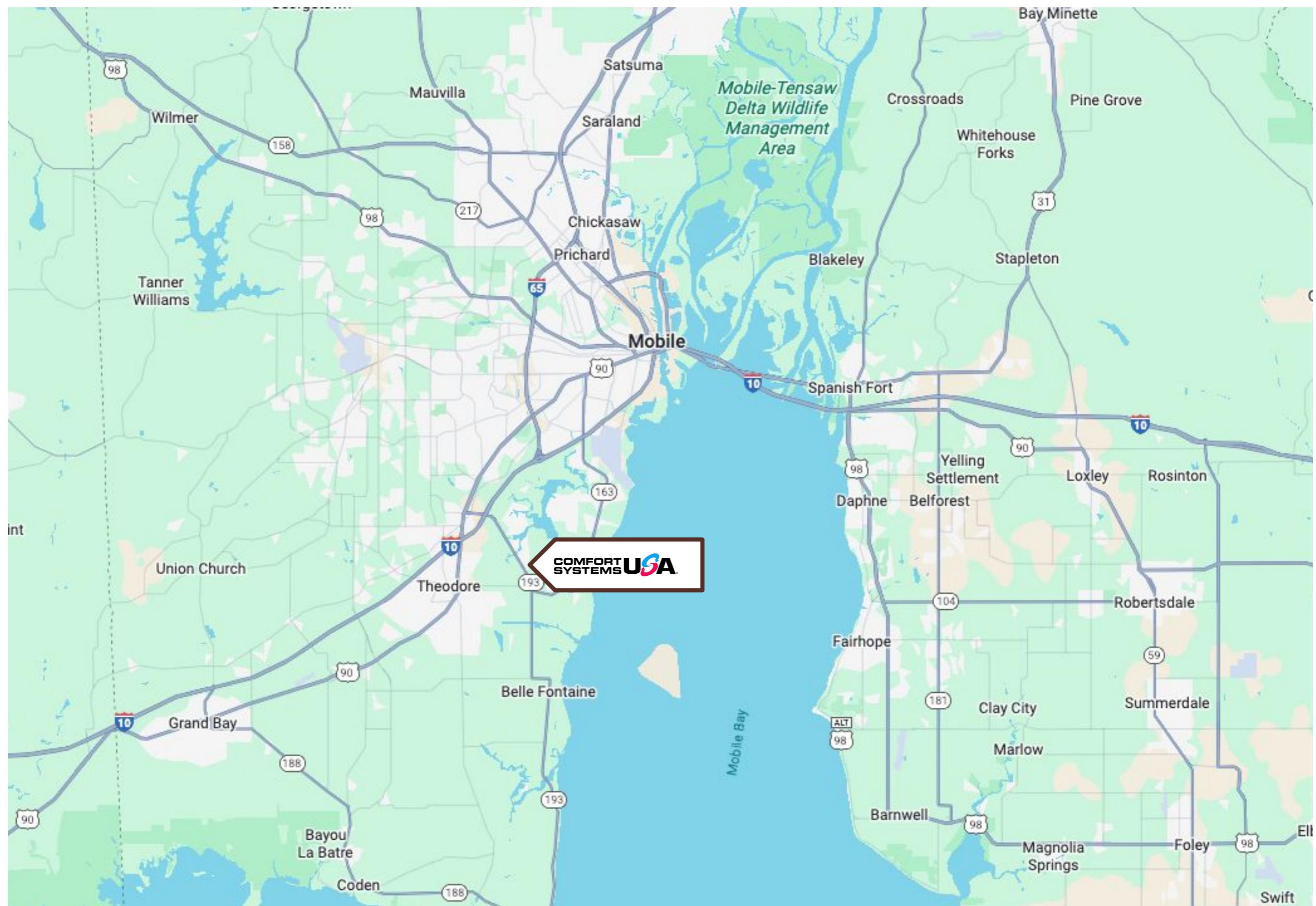


Area Overview

Westover

LOCATION & MAP

Westover



DEMOGRAPHICS

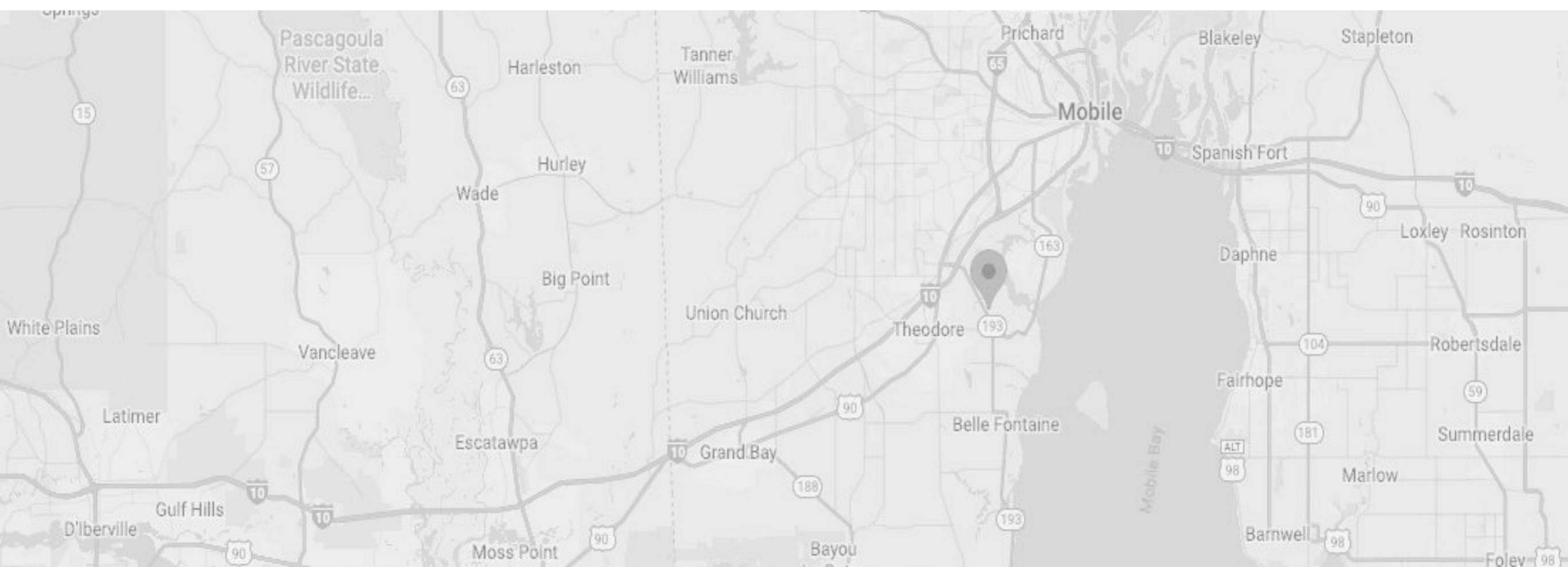
Population	3 Mile	5 Mile	10 Mile
2024 Population	9,405	46,306	226,352
Households	3 Mile	5 Mile	10 Mile
2024 Households	3,758	18,410	92,485
Household Income	3 Mile	5 Mile	10 Mile
Avg Household Income	\$98,164	\$75,511	\$78,567

430.2K

MSA
Population

\$98.1K

AVG HH Income (3
Miles)



MOBILE, ALABAMA

Mobile serves as Alabama's only deepwater port and a key industrial hub for the Gulf Coast. The city's economy benefits from its strategic location, multimodal connectivity, and ties to the state's thriving automotive and manufacturing industries. The Port of Mobile has undergone extensive modernization and expansion over the past two decades, including major harbor-deepening projects and additional container berth capacity that enhance its ability to handle larger vessels and greater cargo volumes. These infrastructure investments, along with new logistics and intermodal facilities, continue to strengthen the region's position as a growing distribution and trade corridor. While Mobile's industrial market has seen some recent softening in occupancy and rent growth after a period of rapid expansion, fundamentals remain sound, supported by long-term port-driven demand and relatively moderate new construction.

\$11.82

Market Asking Rent

3.30%

Annual Rent Growth

5.00%

Vacancy Rate



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