

FOR SALE OR LEASE | \$1.7M | 35K SF | ALABAMA INDUSTRIAL

NEW SIGNIFICANT REDUCTION!

125 THOMAS DRIVE | GADSDEN, AL

AMPLE SPACE FOR BUILDING EXPANSION | HEAVY MACHINERY POWER CAPACITY | 3-IN PLACE CRANES

3 CRANES
ON SITE:
(5, 10 & 15
TON)



125 THOMAS DR \$2.45M NOW \$1.7M

±35K SF | \$48/SF



**25K SF SISTER SITE AVAILABLE
CALL FOR INFO/SEE PORTFOLIO**

POTENTIAL SHORT-TERM SALE LEASEBACK | PURCHASE ONE OR BOTH

**SUPERB ±35,000 SF OWNER
USER OR INVESTMENT SALE
OPPORTUNITY**

**SIGNIFICANTLY BELOW
REPLACEMENT COST & IN 10%+
RENT GROWTH MARKET**

**1 HR TO BIRMINGHAM MSA & 2
HRS TO ATLANTA MSA**

**STRATEGIC LOCATION BY I-759
AND I-59**

**TOP 10 AFFORDABLE U.S.
HOUSING MARKET W/ LIMITED
CRE SALE INVENTORY**

**DWG CAPITAL GROUP
CRE BROKERAGE**

INVESTMENT SALES. CAPITAL MARKETS. DONE.

EXECUTIVE SUMMARY

THE OPPORTUNITY:

DWG Capital Group, acting as an exclusive advisor, is pleased to present this industrial/manufacturing asset for sale at just \$48/SF for a total price of \$1,700,000 which is significantly below replacement cost.

THE LOCATION:

The property is located at 125 Thomas Dr in Gadsden, AL, and is just one hour from Birmingham and two hours from Atlanta via easy access to major highways 1-759 and I-59. This is ideal for 1) businesses in need of efficient transportation and logistics solutions, or 2) a local or sophisticated investor seeking to re-tenant and cashflow/profit.

THE PROPERTY:

The subject property consists of ±35,000 SF on 4.94 acres and includes three cranes on site (5-ton, 10-ton, & 15-ton). Constructed in 1992, this well-maintained property offers ample space for expansion and excellent facilities including heavy-machinery electrical capacity already in place, and a total of two dock doors with a clear height of 30', catering to a wide range of industrial and commercial requirements.

THE REGION:

Nearby Birmingham, one of the nation's Top-10 affordable housing markets remains a highly-functional and favorable environment. Driven by increasing demand from logistics providers and a growing manufacturing landscape, the market is thriving. The city's vacancy rate maintains a historically low level of approximately 3.3%, allowing property owners to capitalize on rising prices. Rents have experienced a remarkable year-over-year growth rate of around 12.6%.

Gadsen, AL 35904 | Etowah County Birmingham - Gadsden MSA

125 Thomas Dr

Price	\$1,700,000
GLA	±35,000 SF
Acres	±4.94 AC ±215,186 SF
Year Built	1992
Clear Height	±30'
Dock Doors	2
Parking	50 Spaces

THE TENANT:

The property is move-in ready, offering convenience and flexibility for potential tenants and buyers. The seller is willing to consider a short-term leaseback arrangement, if needed, to accommodate new tenants after the closing.

CONTACT US | DWG CAPITAL GROUP | 310.261.8428 | JDUNNING@DWG-RE.COM

OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024

INDUSTRIAL | RETAIL | OFFICE | MULTIFAMILY | DEVELOPMENT

\$1B CLOSED IN LESS THAN 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

\$2,450,000 | ±26K SF | INDUSTRIAL SISTER SITE

SOLD

GADSDEN, AL MSA

\$4,400,000 | ±61K SF | INDUSTRIAL PORTFOLIO

FOR SALE

GADSDEN, AL MSA

1109 AIRPORT INDUSTRIAL DR

125 THOMAS DR

SOLD

1109 AIRPORT INDUSTRIAL DR