

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.

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JUDD DUNNING | PRESIDENT/PRINCIPAL | 310.261.8428

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 $\pm 35,000$ 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 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.

PROPERTY SUMMARY

Price	\$1,700,000
Price/SF	\$48/SF
Price/AC	\$618,238/AC
Buildings	1
Market	Birmingham - Hoover MSA
GLA	$\pm 35,000$ SF
Acreage	± 4.94 AC

THE MARKET:

Birmingham is one of the nation's Top-10 affordable housing markets in the US. The market remains robust, creating a favorable environment for these properties. 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%.

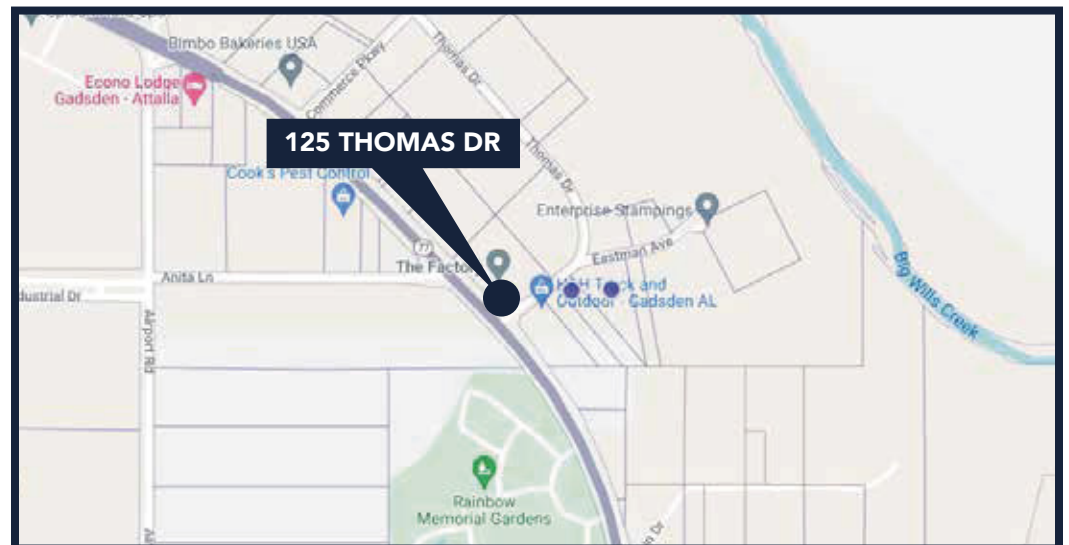
PROPERTY OVERVIEW - GADSDEN, ALABAMA

Gadsden, AL 35904
Etowah County
Birmingham - Hoover MSA

125 Thomas Dr

Price	\$1,700,000
GLA	35,000 SF
Acres	4.94 AC
Land SF	215,186 SF
Year Built	1992
Type	
Clear Height	30'
Dock Doors	2
Parking	50 Spaces
Cranes	3 (5-ton, 10-ton, 15-ton)
APN	16-06-13-0-00-002.13,026,001,011

125 Thomas Dr



MARKET OVERVIEW - BIRMINGHAM, AL MSA

Birmingham's industrial market remains on a firm footing. Rents are increasing at an impressive pace, with year-over-year growth of 11.7%. The market is benefitting from consistent demand from logistics providers, and the improved manufacturing climate. Birmingham's vacancy rate continues to hover at 3.3%, below the national norm. Tight vacancies are translating to increasing pricing power for property owners.

Even with favorable market trends, developers are still hesitant to undertake large speculative projects creating ongoing and excellent leasing demand and low vacancy in the market. As a result, most new construction still comes in build-to-suit spaces for established tenants. Only about 290,000 SF or 0.2% of inventory is under construction, so supply-side pressure will not have much of an impact on metro fundamentals or rent growth over the next few quarters.

AVAILABILITY	MARKET	NATIONAL INDEX
Market Rent/SF	\$7.11	\$11.43
Vacancy Rate	3.3%	4.4%
Vacant SF	4.4M	808M
Availability Rate	3.9%	7.6%
Available SF	5.1M	1.4B
Sublet SF	586K	104M
Months on Market	9.0	5.5

DEMAND	MARKET	NATIONAL INDEX
12 MO Net Absorption SF	2.9k	343M
6 MO Leasing Probability	34.3%	44.3%

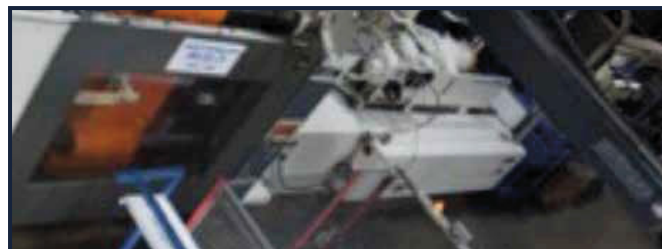
INVENTORY	MARKET	NATIONAL INDEX
Existing Buildings	3,966	473,025
Inventory SF	132M	18.2B
Average Building SF	33.3K	38.6K
Under Construction SF	293K	633M
12 Mio Delivered SF	1.6M	466M

SALES	MARKET	NATIONAL INDEX
12 MO Transactions	140	22,053
Market Sale Price/SF	\$61	\$165
Average Market Sale Price	\$2M	\$6.6M
12 MO Sales Volume	\$348M	\$112B
Market Cap Rate	7.4%	5.9%

PROPERTY PHOTOS - 125 THOMAS DRIVE, GADSDEN, AL



PROPERTY PHOTOS - INTERIOR



SALES COMPARABLES - GADSDEN, AL



	320 N 3RD ST GADSDEN, AL	7809 GADSDEN HWY TRUSSVILLE, AL	7650 COMMERCE LN TRUSSVILLE, AL
PRICE	\$2,580,000	\$3,095,000	\$1,231,000
GLA	17,480 SF	33,942 SF	14,400 SF
PRICE/SF	\$147.38	\$91.19	\$85.49
YEAR BUILT	1968/1991	1982	1999



SUBJECT PROPERTY 125 THOMAS DR	
PRICE	\$3,054,100
RENT/SF	TBD MARKET RATE
RBA	35,000 SF
BUILT	1992

LEASE COMPARABLES - GADSDEN, AL



	4330 W BROOKE AVE GADSDEN, AL	100 SCHREIBER DR TRUSSVILLE, AL	7007 PRAYTOR RD TRUSSVILLE, AL
TENANT	FEHRER AUTOMOTIVE NORTH AMERICA	PARKSON CORPORATION	NOT DISCLOSED
GLA	238,361 SF	48,211 SF	11,650 SF
RENT/SF	\$3.58/NNN	\$5.50/NNN	\$8.25/NNN
YEAR BUILT	1994	1978	1986

ABOUT JUDD DUNNING & DWG CAPITAL GROUP



JUDD DUNNING
PRESIDENT | BROKER

Judd Dunning is a veteran broker and principal/president of DWG Capital Group. Since 2004, he has closed over \$1 billion nationally in investment sales, acquisitions, and debt/equity assignments for existing and new developments. Most recently, Mr. Dunning received Los Angeles Business Journal's 2022 Community Impact Deal of the Year Gold Award for the \$160 million sales of the Sony Pictures Animation Campus in Culver City, which also garnered the CoStar Power Broker Deal Award. Additionally, he received a LABJ Commercial Brokerage Executive of the Year nomination in recognition of closing over \$800 million in 2022/23 transactions.

Mr. Dunning launched DWG Capital Group after 8 years at Newmark Knight Frank/Apartment Realty Advisors' West Los Angeles office. Early Newmark accolades include a promotion to Senior Managing Director, Capital Markets, and recognition as a Top Ten Producer and Career Excellence Award Winner.

Over his well-established career, Mr. Dunning's core emphasis has been providing strategic, institutional-level advisory services for stabilized, value-add and distressed retail, office, industrial, multifamily and development assets. He maintains a superior roster of clients, including many prominent institutions, funds, and private clients.

DWG Capital Group comprises eight seasoned industry executives with decades of combined institutional experience and numerous strategic partnerships across the nation.

With locations in Texas and California, DWG team transactions include the sale of a \$130 million six-property California multifamily portfolio, a \$44.65 million Inland Empire multifamily portfolio, a Blackrock/CAG California multifamily portfolio, a \$55 million Las Vegas industrial/office portfolio (with debt/equity restructuring), as well as providing financing for a \$130 million Malibu Ranch/La Paz Class A retail/office mixed-use development and \$93 million debt/equity funding for a \$140 million SoCal multifamily portfolios. DWG has sold millions of square feet of industrial, multifamily, office, and retail as well as over 13,000 multifamily units were sold, as well as numerous smaller and middle-market industrial, retail, office, and development sales and hundreds of millions of dollars of debt/equity placements. Mr. Dunning has closed in over 37 states. DWG has numerous team members strategically throughout the united states.

Mr. Dunning's and his DWG team's primary objective is simple: to deliver the highest quality commercial real estate transactional investment sale and capital markets advisory possible for his clients via DWG's seasoned, intelligent institutional-grade platform. **Investment Sales. Capital markets. Done. That's DWG.**

Mr. Dunning is married with two daughters; his greatest passions are family, faith, the arts, politics, and traveling for board sports.

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