

OFFERING MEMORANDUM: 2550 FIVESTAR PARKWAY
BESSEMER, ALABAMA



Commercial Real Estate

+/- 21,840 SF WAREHOUSE ON +/-. 2.05 ACRES
SMALL BAY FLEX INVESTMENT SALE

2550 Fivestar Parkway, Bessemer, Alabama

2550 Fivestar Parkway offers a rare opportunity to acquire a high-performing small bay flex industrial asset in Bessemer, Alabama. This investment combines stable cash flow with long-term growth in a well-located and highly functional industrial setting.

- Total Building Size: +/- 21,840 SF on +/- 2.05 acres
- 11 Suites (Ten 1,950 SF / One 2,340 SF)
 - 595 – 975 SF office space per suite
 - 22' clear height in warehouse
 - Each suite has one 18' grade door
- Built in 2008
- 91% occupied
- 2.3 Year WALT



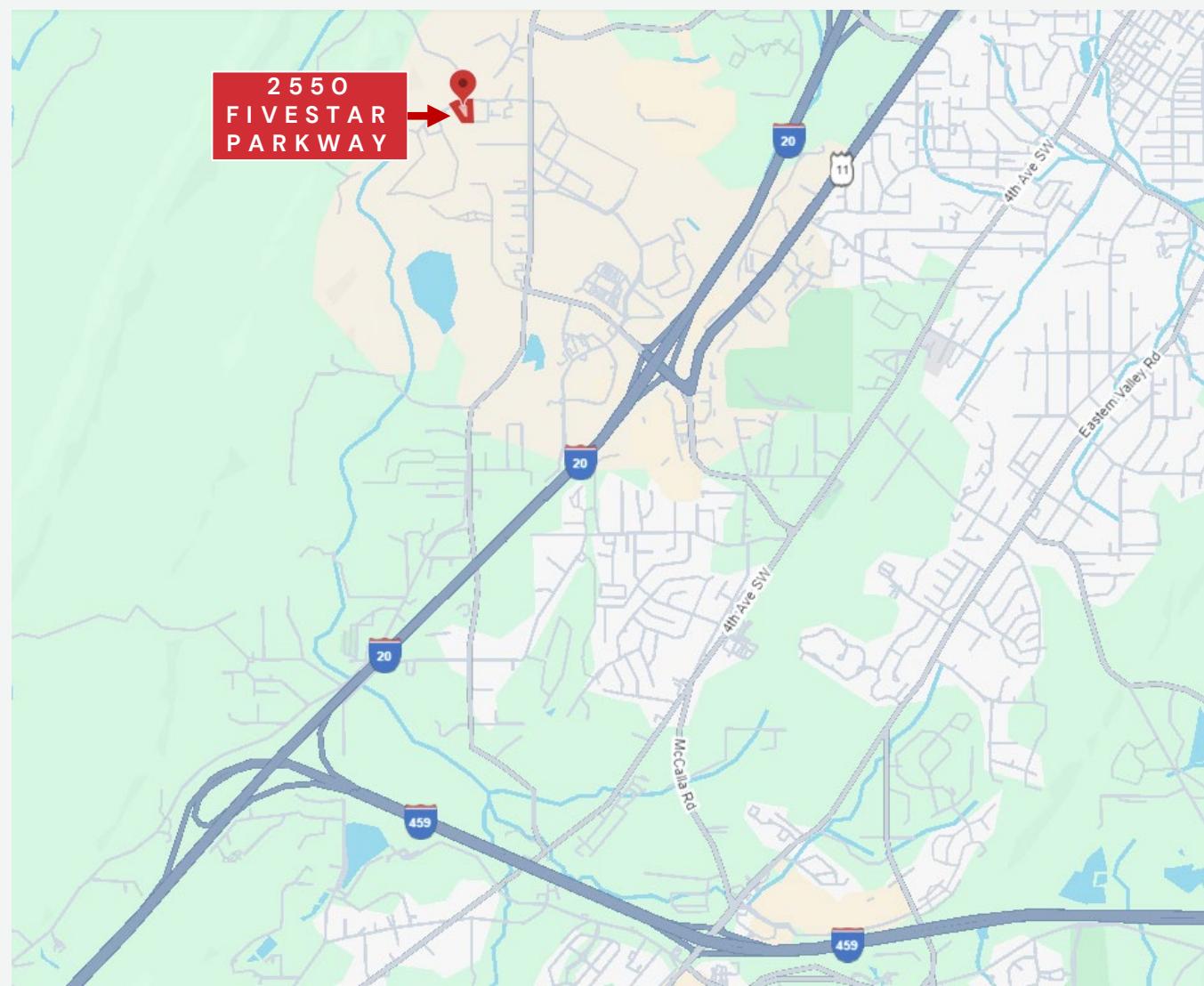
SALE PRICE:

\$2,250,000 (7.4% in place cap rate / 8.4% pro forma cap rate)

2550 Fivestar Parkway, Bessemer, Alabama

LOCATION:

2550 Fivestar Parkway offers quick access to I-20 and I-459, making regional travel fast and convenient. Both interstates are reachable within 8–12 minutes, streamlining commutes to Birmingham, Tuscaloosa, Hoover, and surrounding areas.

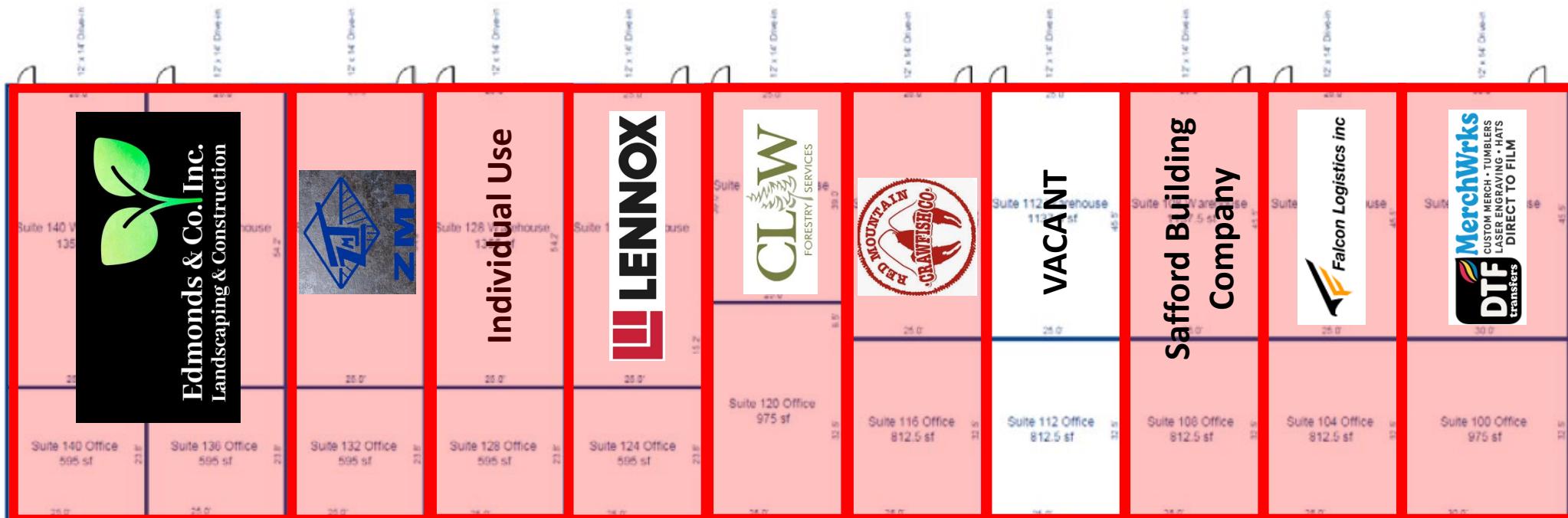




Commercial Real Estate

 / TENANT OVERVIEW

2550 Fivestar Parkway, Bessemer, Alabama



Suite 140
1,950 SF
595 SF Office
1,350 SF Warehouse

Suite 136
1,950 SF
595 SF Office
1,350 SF Warehouse

Suite 132
1,950 SF
595 SF Office
1,350 SF Warehouse

Suite 128
1,950 SF
595 SF Office
1,350 SF Warehouse

Suite 124
1,950 SF
595 SF Office
1,350 SF Warehouse

Suite 120
1,950 SF
975 SF Office
975 SF Warehouses

Suite 116
1,950 SF
812 SF Office
1 138 SE Warehouse

Suite 112
1,950 SF
812 SF Office
1,132 SF W...

Suite 108
1,950 SF
812 SF Office
1,132 SF Work

Suite 104
1,950 SF
812 SF Office

Suite 100
2,340 SF
975 SF Office

*** Man door connects suites**

/ TENANT OVERVIEW

2550 FIVESTAR PARKWAY, BESSEMER, AL

Suite #	Tenant	SF	Monthly Rental Rate	Annual Rental Rate	\$/SF	Lease Commencement	Lease Expiration	Notes
Suite 100	MerchWrks L.L.C.	2,340	\$2,118	\$25,417	\$10.86	10/1/2023	11/30/2028	Extended lease by 24 months in April 2025. Warehouse is conditioned (amortized in rent). Rent adjusts to \$2,029/month beginning 12/1/2026. Base Year is 2024.
Suite 104	Falcon Logistics	1,950	\$1,700	\$20,400	\$10.46	4/1/2024	6/30/2029	Extended lease by 36 months in April 2025. Base Year is 2024.
Suite 108	Safford Building Company	1,950	\$1,150	\$13,800	\$7.08	7/1/2021	12/31/2027	Landlord has right to terminate lease with 60 days notice
Suite 112	VACANT (Pro Forma)	1,950	\$1,800	\$21,600	\$11.08	3/1/2026	2/28/2029	--
Suite 116	Red Mountain Craw Fish	1,950	\$1,800	\$21,600	\$11.08	4/1/2025	10/30/2026	No renewal options. Base Year is 2025.
Suite 120	Claw Forestry Service	1,950	\$1,700	\$20,400	\$10.46	1/1/2022	3/31/2028	Extended lease by 39 months in December 2024. Tenant has One 3-year renewal at FMV. Base Year is 2024.
Suite 124	Lennox International	1,950	\$1,800	\$21,600	\$11.08	1/1/2026	12/31/2028	One 3-year renewal option at 103% of expiring year's Base Rent. Base Year is 2025.
Suite 128	James D Terry	1,950	\$1,700	\$20,400	\$10.46	12/1/2021	10/31/2026	Extended lease by 24 months in October 2024. Tenant has right to terminate lease. Base Year is 2024.
Suite 132	ZMJ America	1,950	\$1,635	\$19,620	\$10.06	8/1/2023	10/31/2027	Extended lease by 24 months in October 2025. Base Year is 2023.
Suite 136	Edmonds	1,950	\$1,650	\$19,800	\$10.15	6/1/2025	8/31/2028	Expanded and extended lease 1,950 SF & 39 months, respectively, in May 2025. Base Year is 2025.
Suite 140	Edmonds	1,950	\$1,650	\$19,800	\$10.15	6/1/2023	8/31/2028	Expanded and extended lease 1,950 SF & 39 months, respectively, in May 2025. Base Year is 2025.
TOTALS		21,840	\$18,703	\$224,437	\$10.28	Avg Yrs @ Location: 2.1	WALT: 2.3	

INVESTMENT OVERVIEW

RENTAL INCOME (PRO FORMA)	\$224,437
<i>RENTAL INCOME (IN PLACE)</i>	<i>\$202,837</i>
OPERATING EXPENSES	
Landscaping	\$3,600
Insurance	\$8,321
Repairs- General	\$1,800
Repairs – Electrical/Lighting	\$400
Repairs – Roofing/Gutter	\$1,280
HVAC Contract	\$498
Real Estate Taxes	\$14,520
Electricity	\$2,400
Water/Sewer	\$705
Waste Removal	\$2,100
TOTAL OPERATING EXPENSES	\$35,625
<i>\$/SF</i>	<i>\$1.63</i>
NET OPERATING INCOME (PRO FORMA)	\$188,813
<i>NET OPERATING INCOME (IN PLACE)</i>	<i>\$167,213</i>

PURCHASE PRICE	\$2,250,000
PURCHASE PRICE \$/SF	\$103.02
CAP RATE (PRO Forma)	8.4%
<i>CAP RATE (IN PLACE)</i>	<i>7.4%</i>

 / BUILDING PHOTOS

2550 Fivestar Parkway, Bessemer, Alabama



✓ / J H B E R R Y I N D U S T R I A L T E A M



Edwin Moss
SIOR, CCIM, CPM®
Executive Vice President and
Partner
(205) 529-1310
emoss@jhberry.com



Jake Bottcher
Industrial Brokerage Associate
(205) 873-5943
jbotcher@jhberry.com



Sonny Potter
Industrial Brokerage Associate
(205) 999-0923
rspotter@jhberry.com



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