

Investment Sale Summary

I-20 EAST CORRIDOR ANNISTON EAST

BIRMINGHAM, AL MSA



FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

100% LEASED ±559,900 SF WAREHOUSE | 3 TENANTS WITH MASTER LEASE IN PLACE

THE OPPORTUNITY

Foundry Commercial has been retained as the Exclusive Agent for the sale of Anniston East, a $\pm 559,900$ SF industrial facility located at 100 National Drive, Anniston, Alabama. The property is 100% leased under a master lease to BR Williams, a 65-year-old supply chain management company providing intermodal trucking, drayage and cross-docking services, 3PL logistics, warehousing, distribution, and fulfillment across the Southeast.

In 2025, BR Williams executed a new long-term triple-net master lease, reinforcing its commitment to the location and operational stability. The master lease structure provides investors with a single, secure income stream, minimal landlord responsibilities, and predictable cash flow backed by an established regional operator.

In addition, the underlying leases with General Dynamics Land Systems (GLDS) and Forbus Blinds & Screens create a strong contractual backstop to the master lease, with underlying tenant rent covering approximately 103% of the master lease rent on a next-twelve-months basis. As the largest underlying tenant, GLDS has been in the building for over 15 years.

This opportunity offers investors a stabilized, single-tenant industrial asset with below-market rents, passive ownership benefits, and long-term upside potential in one of the southeast's most strategically positioned logistics markets along the I-20 corridor between Atlanta and Birmingham.

INVESTMENT SUMMARY

ADDRESS	100 National Drive, Anniston, AL
YR. BUILT	1986
SITE SIZE	± 33.71 AC
RENTABLE BLDG AREA	$\pm 559,900$ SF
LEASED	100%
# OF TENANTS	3 (Master Lease In Place; Expiration 2029)

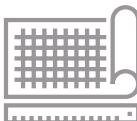


INVESTMENT HIGHLIGHTS



100% MASTER LEASE

The property is fully leased under a single NNN master lease, providing investors with complete income stability, minimal landlord responsibilities, and no rollover risk during the lease term.



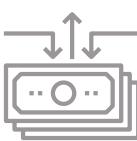
±559,900 SF WAREHOUSE

A high-capacity industrial facility offering exceptional functionality for logistics and distribution operations with direct access to the I-20 logistics corridor.



NEW 4 YEAR LEASE

BR Williams executed a new four-year master lease in 2025, demonstrating its ongoing commitment to the property and operational stability in the region.



SECURE IN-PLACE CASH FLOW

Reliable, long-term income backed by a seasoned anchor tenant with a 15+ year tenure at the property and a proven financial track record.



UNDERLYING TENANT STRENGTH

General Dynamics Land Systems and Forbus Blinds & Screens underlying leases backstop the master lease, covering approximately 103% of the master lease rent on a next-twelve-months basis.



ANNISTON EAST PROPERTY SUMMARY

ADDRESS	100 National Drive, Anniston, AL 36207
SUBMARKET	Anniston-Oxford
COUNTY	Calhoun
PARCELS	21-06-23-0-001-006.000; 21-06-23-0-001-004.005
CURRENT USE	Distribution, Warehousing & Light Manufacturing
SITE SIZE	±33.71
ZONING	IP – Industrial Park



IMPROVEMENTS

TOTAL BUILDING AREA	±559,900 SF
OFFICE AREA	±10,000 SF
EST. BUILDING DIMENSIONS	See Page 5
USE	Distribution Center
YEAR CONSTRUCTED	1986
BUILDING STRUCTURE	Metal (43,000 SF Masonry Blocks/Metal)
SLAB	6"
CLEAR HEIGHT	Various; see Page 5
SPRINKLER SYSTEM	Fully Sprinklered Throughout the Entire Facility
EST. COLUMN SPACING	Various; see Page 5
DOCK DOORS	41
DRIVE-IN BAYS	18
DOCK PACKAGES	Approx. 50 Manual Dock Levelers. 2 Bays for Flat Bed Loading & 6 Drive-In Access Points
WAREHOUSE LIGHTING	T-5 High-Bay Fluorescent
HVAC	HVAC (Office); Cambridge Heating Units (Warehouse)
ROOF	1986-2000. No Known Existing Warranties.
AUTO PARKING	300-350 Spaces
TRUCK PARKING	50 on Main Site & 28 on Lot Across from Facility
TRUCK COURT DEPTH	See Page 5
POWER	500 KVA - 2000 KVA Depending on Location
FENCING	Yes
SECURITY	Security Gate & Guard
GAS	Spire
ELECTRIC	Alabama Power Company
WATER	Anniston City Water Works

ANNISTON EAST SITE PLAN

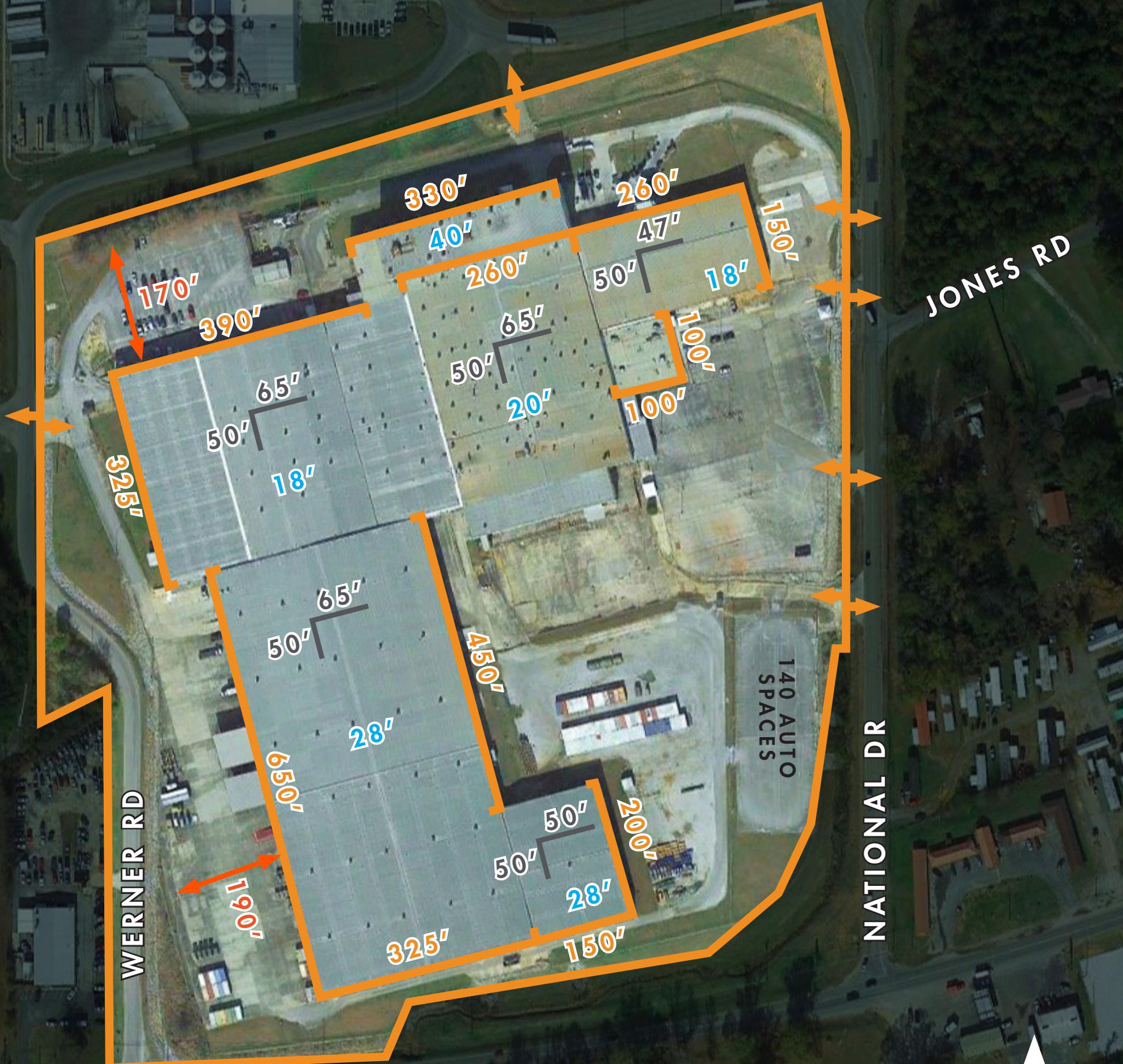
TOTAL AC ± 33.71

EST. BUILDING DIMENSIONS

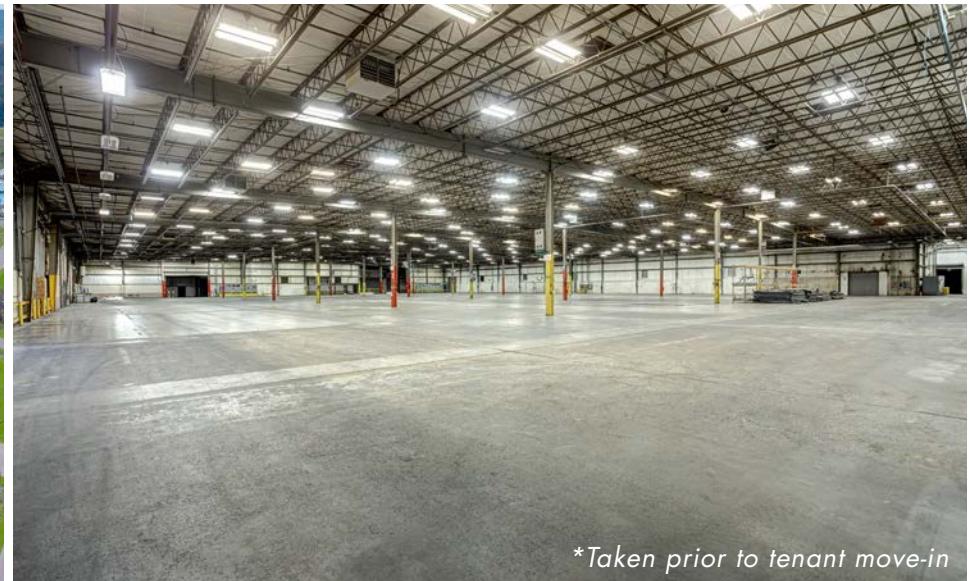
CLEAR HEIGHT

EST. COLUMN SPACING

TRUCK COURT DEPTH



PROPERTY PHOTOS



**Taken prior to tenant move-in*

**Taken prior to tenant move-in*

BIRMINGHAM, AL MARKET



Located at the base of the ABC Triangle (Atlanta, Birmingham, and Chattanooga)



6 Interstates (I-20, 22, 59, 65, 85, and 75) provide access to over 250 million consumers, nearly 80% of the U.S. within a two-day drive



Port of Birmingham – 184 acre inland port with 100-ton crane. Connects companies to the Port of Mobile

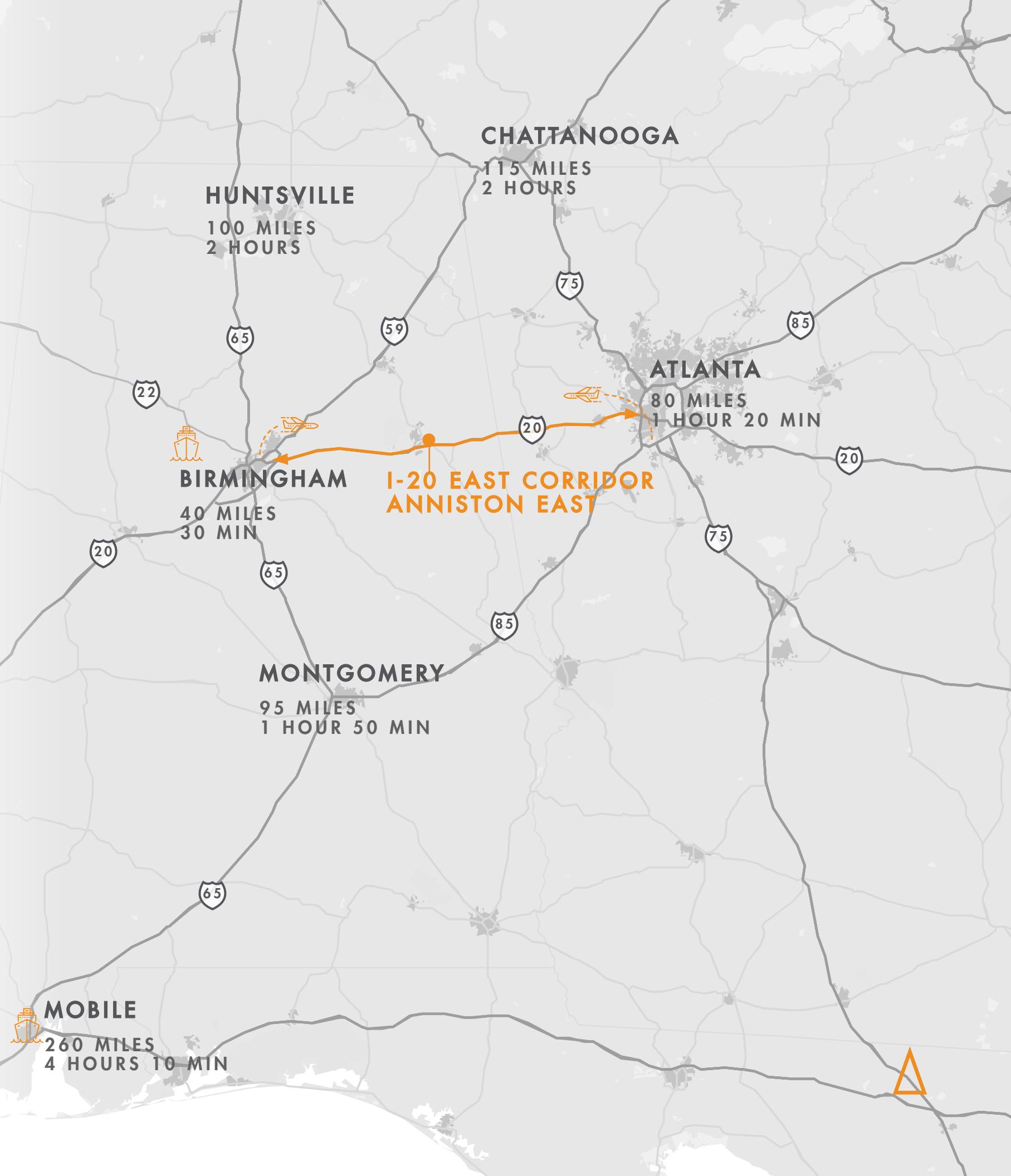


Central access to three major railroad systems – CSX, Norfolk Southern, and BNSF



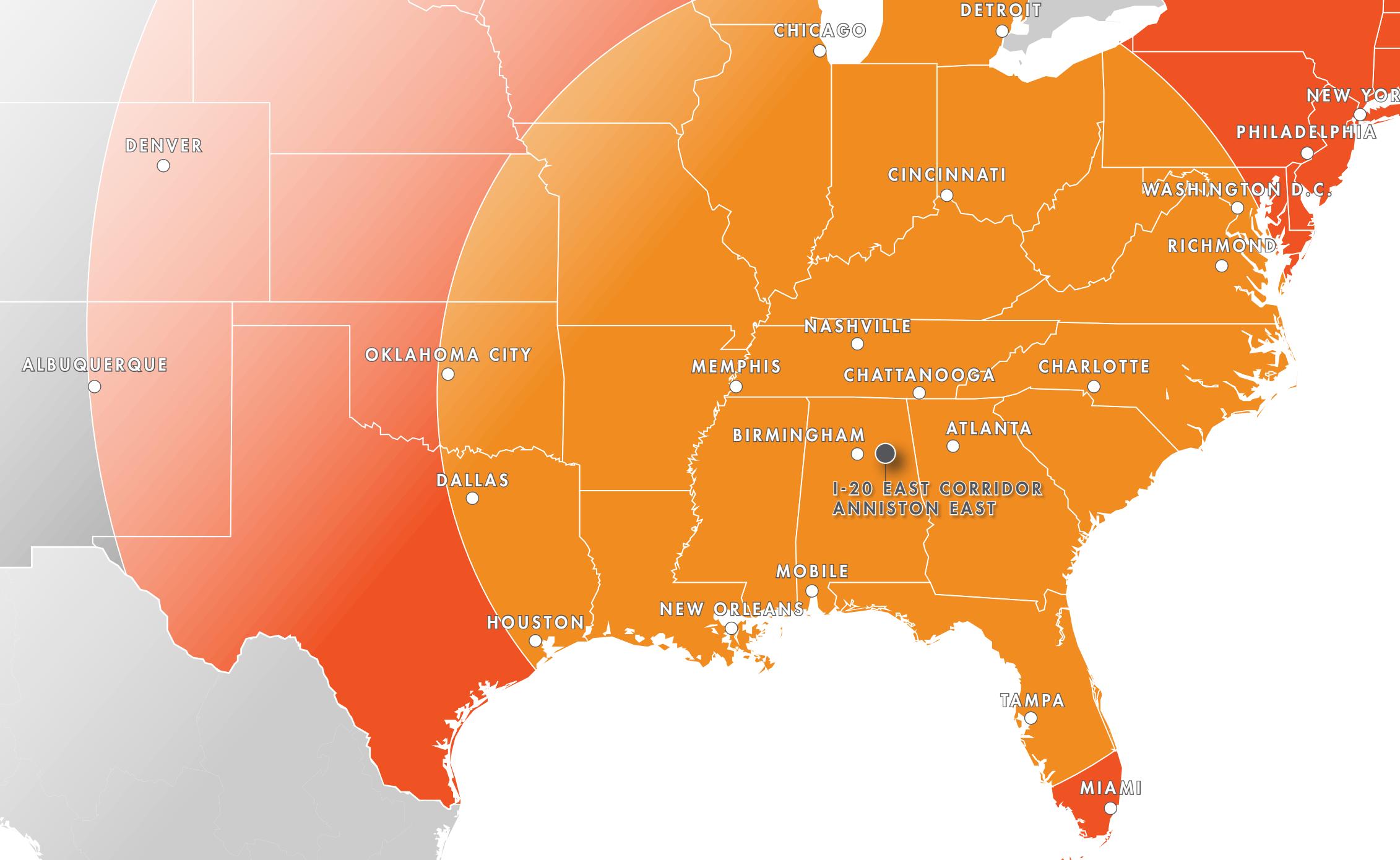
The state's largest airport, Birmingham-Shuttlesworth International Airport, offers 130 flights to 48 airports and 45 cities

Source: Birmingham Business Alliance



DISTRIBUTION MAP

- 1 DAY TRUCK TRIP
- 2 DAY TRUCK TRIP



AUTOMOTIVE MANUFACTURING PROXIMITY MAP

1.3M VEHICLES MANUFACTURED IN ALABAMA ANNUALLY



1. HONDA | LINCOLN, AL



2. MERCEDES-BENZ | VANCE, AL



3. HYUNDAI | MONTGOMERY, AL



4. MAZDA TOYOTA | HUNTSVILLE, AL



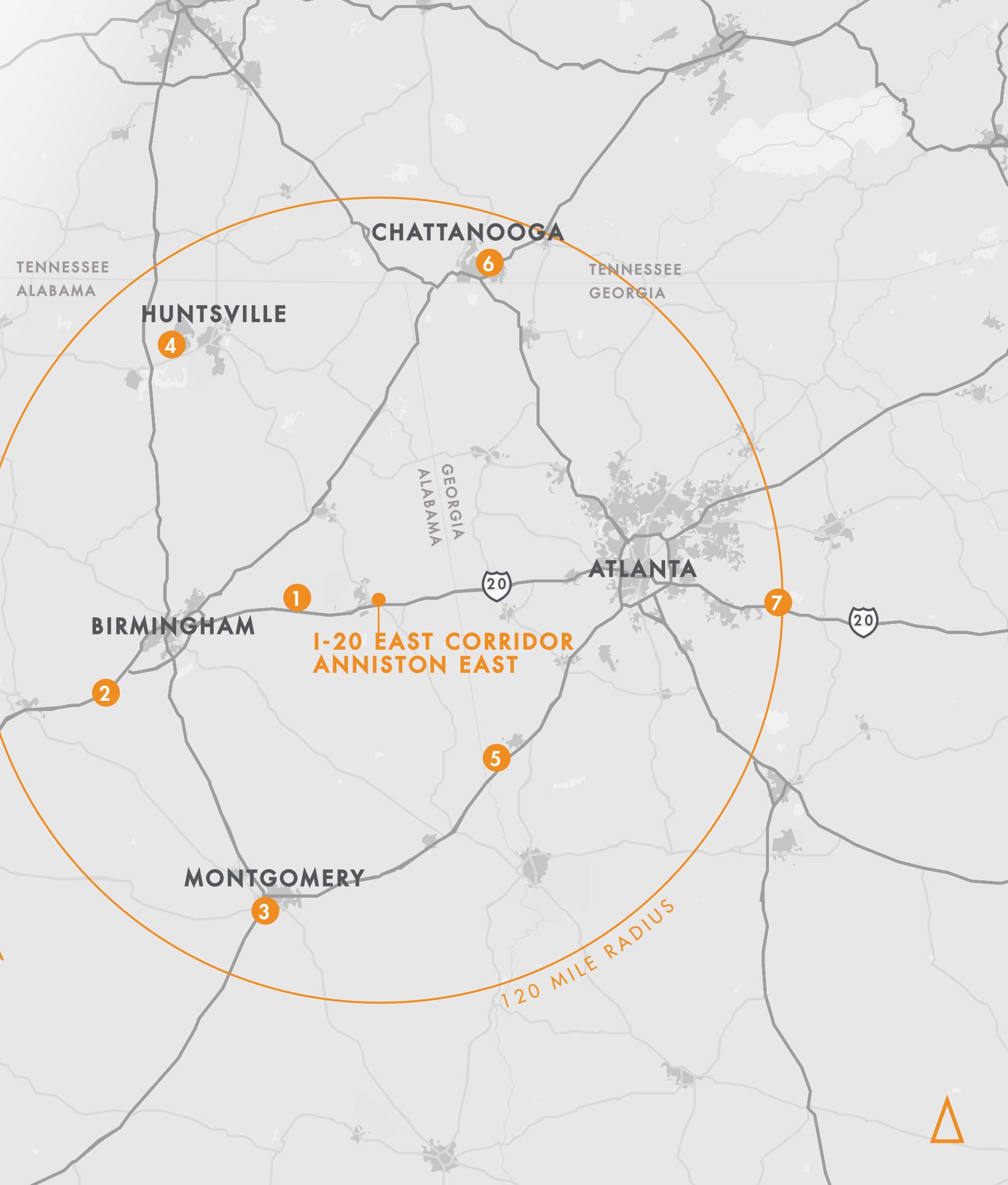
5. KIA | WEST POINT, GA



6. VOLKSWAGEN | CHATTANOOGA, TN



7. RIVIAN (DELIVERS IN 2028) | SOCIAL CIRCLE, GA



I-20 TOP INDUSTRIAL CORRIDOR

The I-20 corridor between Birmingham, Alabama and Atlanta, Georgia is a vibrant and growing industrial market. The corridor covers a distance of approximately 145 miles and includes several cities and towns with a strong industrial presence, including Tuscaloosa, Anniston, and Oxford in Alabama.

STRATEGIC LOCATION

The I-20 corridor powers the building's strategic location and tenancy. The corridor is well-positioned to serve a substantial portion of the Eastern United States, close to major transportation hubs such as the Hartsfield-Jackson Atlanta International Airport and the Ports of Mobile and Savannah. The Anniston Army Depot is a 20-minute drive from the property, and is the critical location for tenant General Dynamics' business at the asset.

SKILLED WORKFORCE

Another key factor contributing to the strength of the industrial market in the I-20 corridor is the availability of a skilled workforce. Many of the cities and towns along the corridor have strong educational institutions, and trade schools such as West Georgia Technical, which provide a steady supply of well-educated workers.

GROWING DEVELOPMENT

In recent years, the I-20 corridor has seen significant growth in several industries, including automotive, logistics, and e-commerce. Major companies with a presence in the corridor include Mercedes-Benz, Honda, and Amazon.



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