

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 ±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	±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.



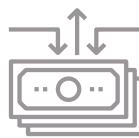
## ±559,900 SF WAREHOUSE

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	<a href="#">100 National Drive, Anniston, AL 36207</a>
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

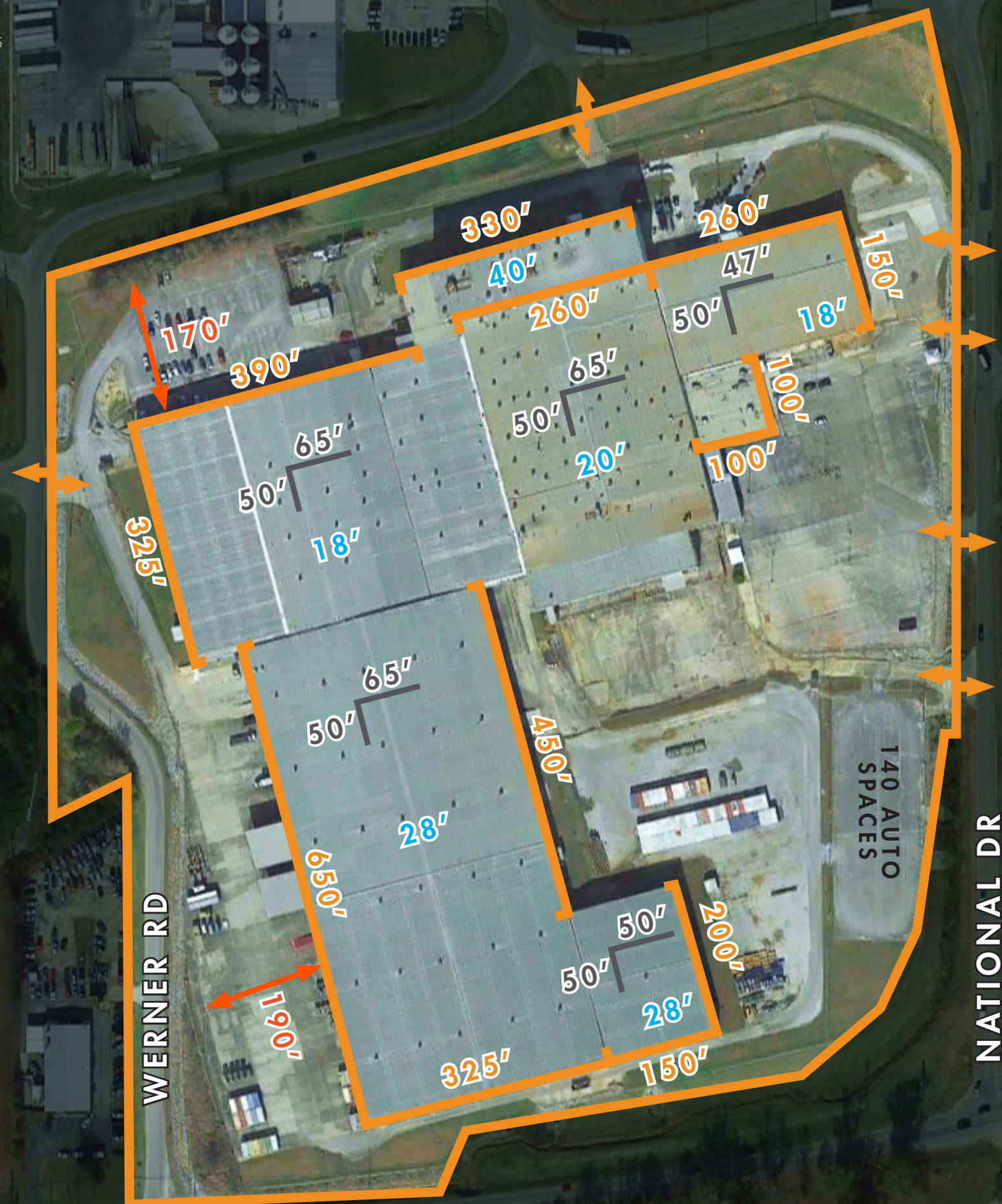
TOTAL AC ±33.71

EST. BUILDING DIMENSIONS

CLEAR HEIGHT

EST. COLUMN SPACING

TRUCK COURT DEPTH



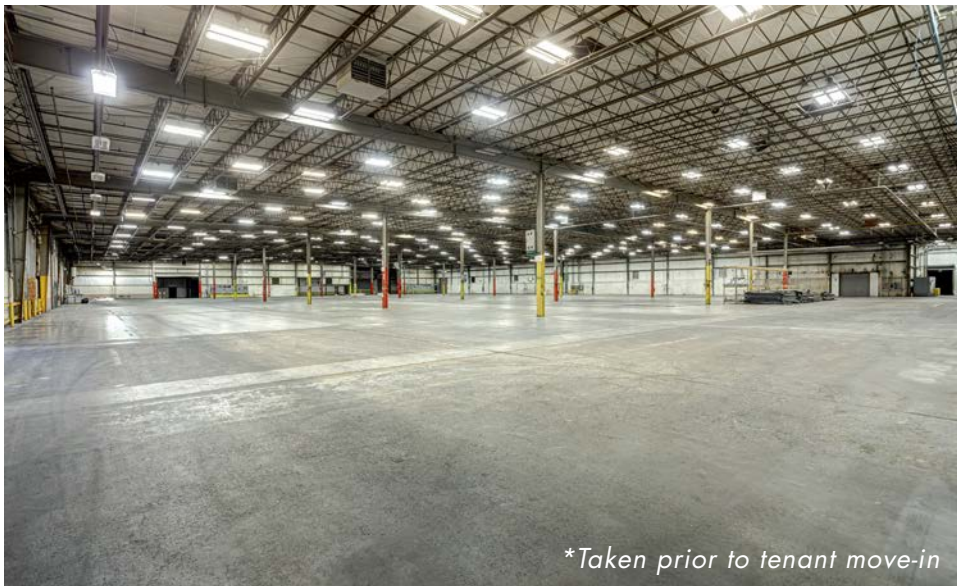
HWY 78



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

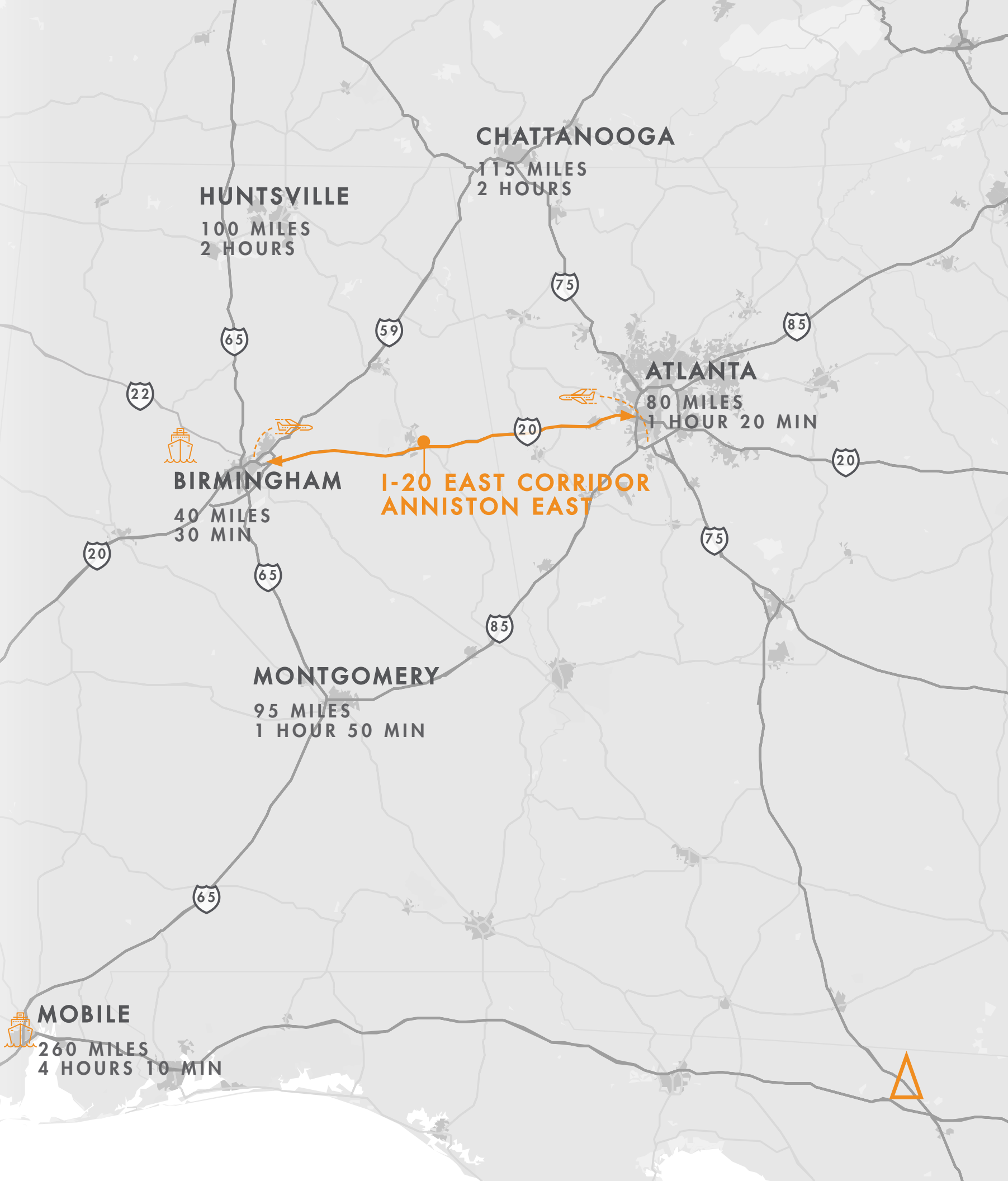


Central access to three major railroad systems – CSX, Norfolk Southern, and BNSF



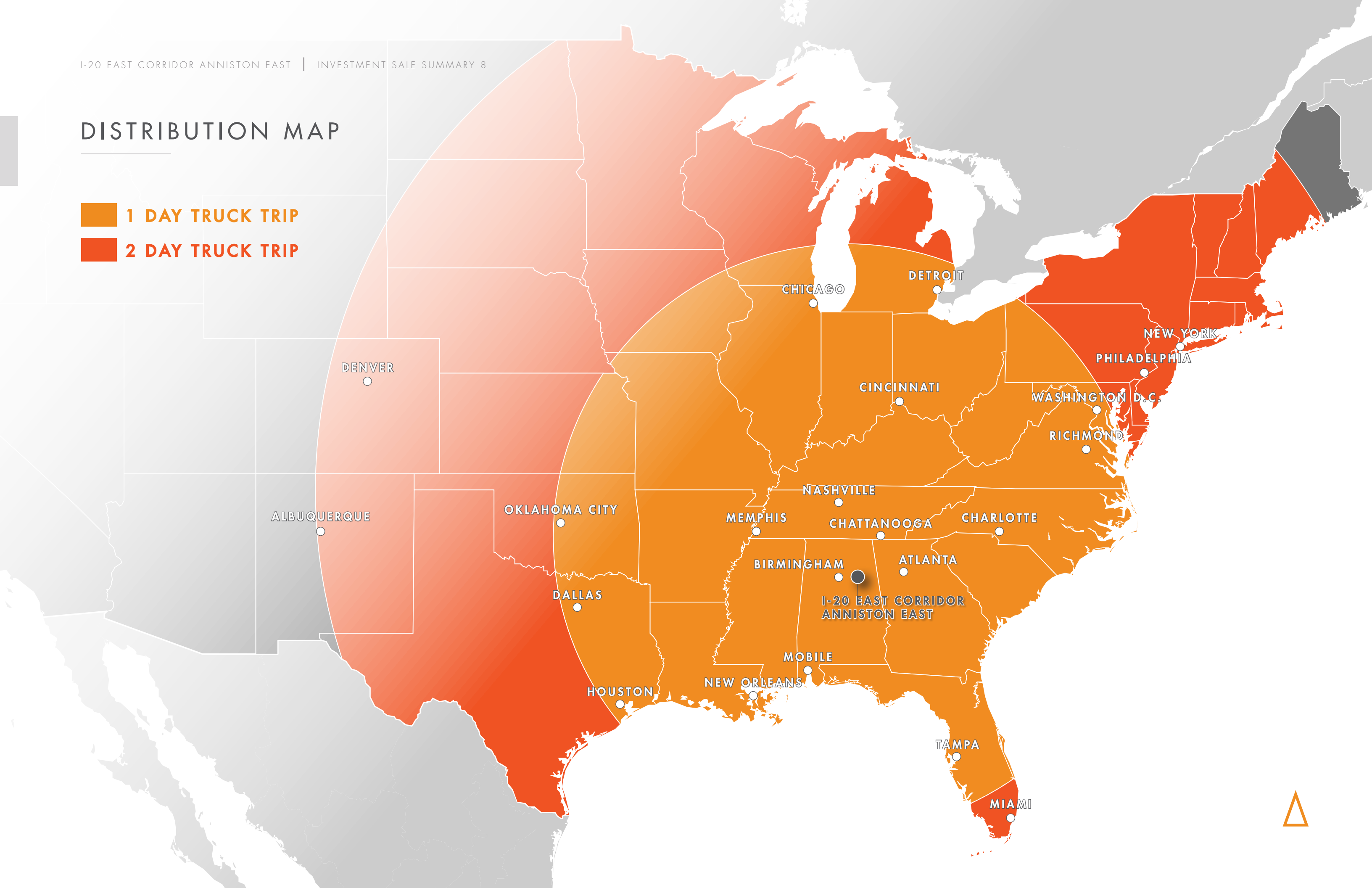
The state's largest airport, Birmingham-Shuttlesworth International Airport, offers 130 flights to 48 airports and 45 cities

Source: Birmingham Business Alliance



# DISTRIBUTION MAP


- 1 DAY TRUCK TRIP
- 2 DAY TRUCK TRIP

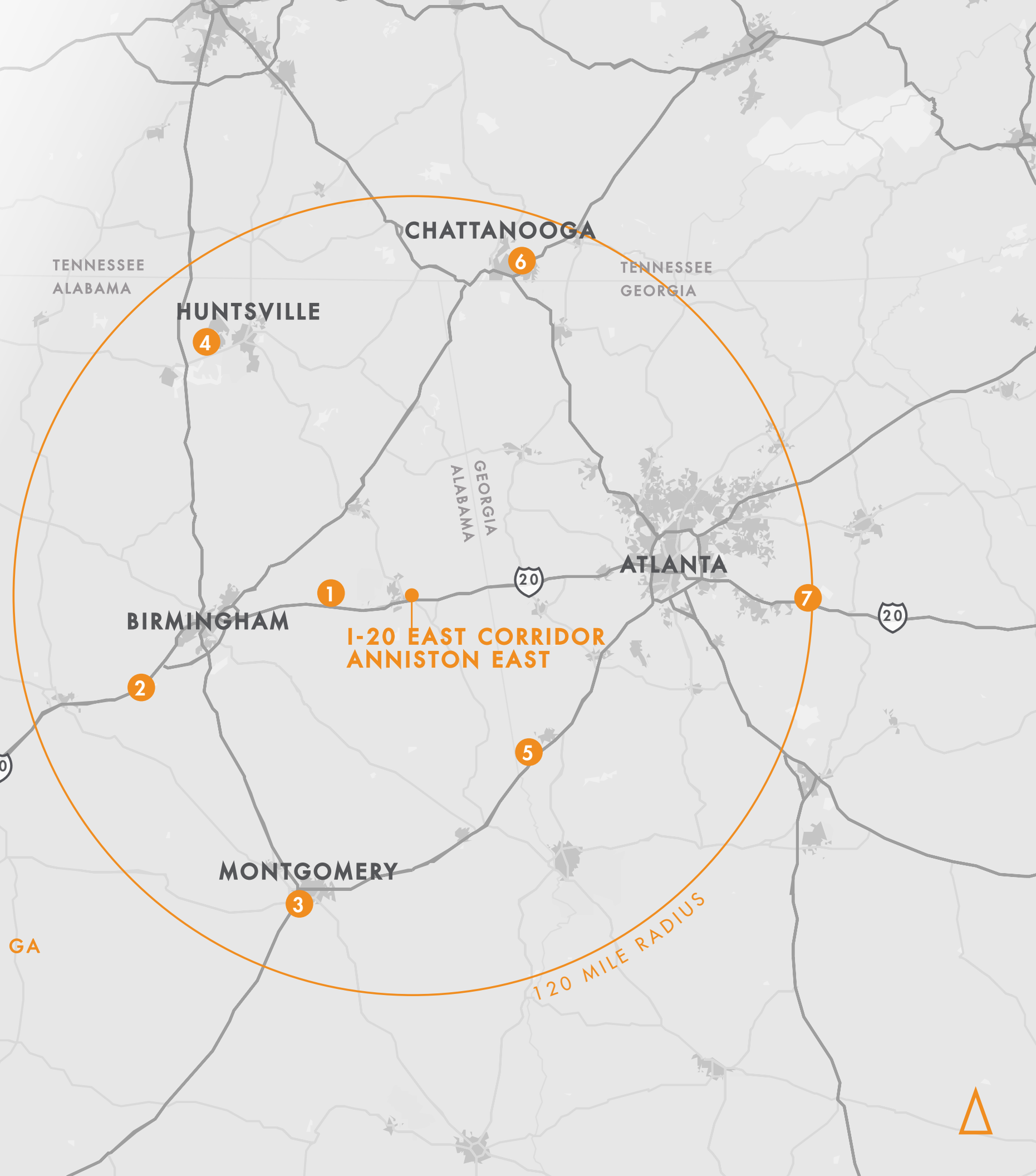




# AUTOMOTIVE MANUFACTURING PROXIMITY MAP

1.3M VEHICLES MANUFACTURED IN ALABAMA ANNUALLY

-   
HONDA
-   
Mercedes-Benz
-   
HYUNDAI
-   
MAZDA TOYOTA  
MANUFACTURING
-   
KIA
-   
VOLKSWAGEN
-   
RIVIAN
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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