

SINGLE TENANT NN INDUSTRIAL

Investment Opportunity

||||| **BRINKS**

+25-Year Occupancy | Rare 5% Annual Rent Increases | Strong National Credit | New 5-Year Lease Extension



**4684 SHIPYARD ROAD
MOBILE ALABAMA**

REPRESENTATIVE PHOTO

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



CHUCK KLEIN

EVP & Principal

National Net Lease

chuck.klein@srsre.com

D: 619.223.3017 | M: 858.449.9922

CA License No. 00947314

ROBERT DONNELL

First Vice President

National Net Lease

robert.donnell@srsre.com

M: 619.818.5852

CA License No. 02082187



NATIONAL NET LEASE

Qualifying Broker: Martin Smith, SRS Real Estate Partners, LLC | AL License No. 000070431

OFFERING SUMMARY



OFFERING

Price	\$2,717,000
Annual Rent	\$169,861
Cap Rate	6.25%
Tenant	Brink's, Inc. (S&P rated BB+)
Lease Type	NN (Roof & Structure) Roof replaced in 2019 with a 15-year warranty
Lease Term	~5 Years Remaining
Options	1 (5-Year) Remaining
Rent Increases	5.00% annually

PROPERTY SPECIFICATIONS

Rentable Area	~9,000 SF
Land Area	~0.90 AC
Property Address	4684 Shipyard Road, Mobile, AL 36619
Year Built	1999
Parcel Number	33-06-23-4-000-064.004
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS



National Tenant | Strong Credit Rating

- The Brink's Company is a leading global provider of cash and valuables management, digital retail solutions, and ATM managed services
- Brinks operates in 51 countries and owns over 16,000 vehicles
- Brink's, Inc. employs over 68,000 team members
- Brink's, Inc. is rated BB+ by S&P and Ma2 by Moody's

Recently Completed Renovations | Long-Term Tenancy | Commitment to Site

- Brink's just replaced the roof of the building in 2019
- Brink's has operated continuously at this location for 25 years, showing its commitment to this site and the greater Mobile market

New 5-Year Lease Extension | Rare 5% Annual Rent Increases

- Brink's, Inc. just exercised another 5-year option to extend its lease
- Rare 5% annual increases, which provide protection against inflation

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structural portions of the premises (roof warranty in place through 2034)
- Ideal, low-management investment for a passive investor

Well-Secured Concrete Industrial Building

- Improvements include drive-through loading, two separate loading bays with high security doors, office space, chain-link fence perimeter with razor wire and a security gate

Strategic Location with Major Freeway Access – Interstate 10 and Interstate 65 | Robust Traffic

- Convenient location with nearby on/off-ramp access to two major highways – Interstate 10 and Interstate 65 with 89,120 and 84,397 vehicles per day, respectively
- Strategic location for Brink's and its employees with ease of access to local customer base
- Brink's customer base is regional in nature extending well beyond Mobile westward along the Gulf Coast to Gulfport and Biloxi

Proximity to Mobile International Airport

- 5 miles southwest of Mobile International Airport, serving over 525,000 enplaned passengers annually
- The number of annual passengers is projected to increase to over 588,000 by 2030

Strong Demographics in 5-Mile Trade Area

- More than 82,000 residents and 34,000 employees support the trade area
- \$80,247 average household income

LOCATION



Mobile, Alabama
Mobile County

ACCESS



Shipyard Road: 1 Access Point

TRAFFIC COUNTS



Higgins Road: 27,418 VPD
Rangeline Road (Hwy 193): 28,900 VPD
I-10: 89,120 VPD

IMPROVEMENTS



~ 9,000 SF of existing building area

PARKING



There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 3.77 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-06-23-4-000-064.004
Acres: ~0.90

CONSTRUCTION



Year Built: 1999

ZONING



B-3: Community Business



Southview
Shopping Center



193



28,900 VPD

Shoppes of Rangeline



10

Mobile VA Clinic
89,120 VPD



SEAPAC, INC.
PACKAGING, WAREHOUSING, DISTRIBUTION



HIGGINS RD

27,418 VPD

SHIPYARD RD

MOBILE AEROPLEX
AT BROOKLEY

Mobile Downtown
Airport

Trimmier Park



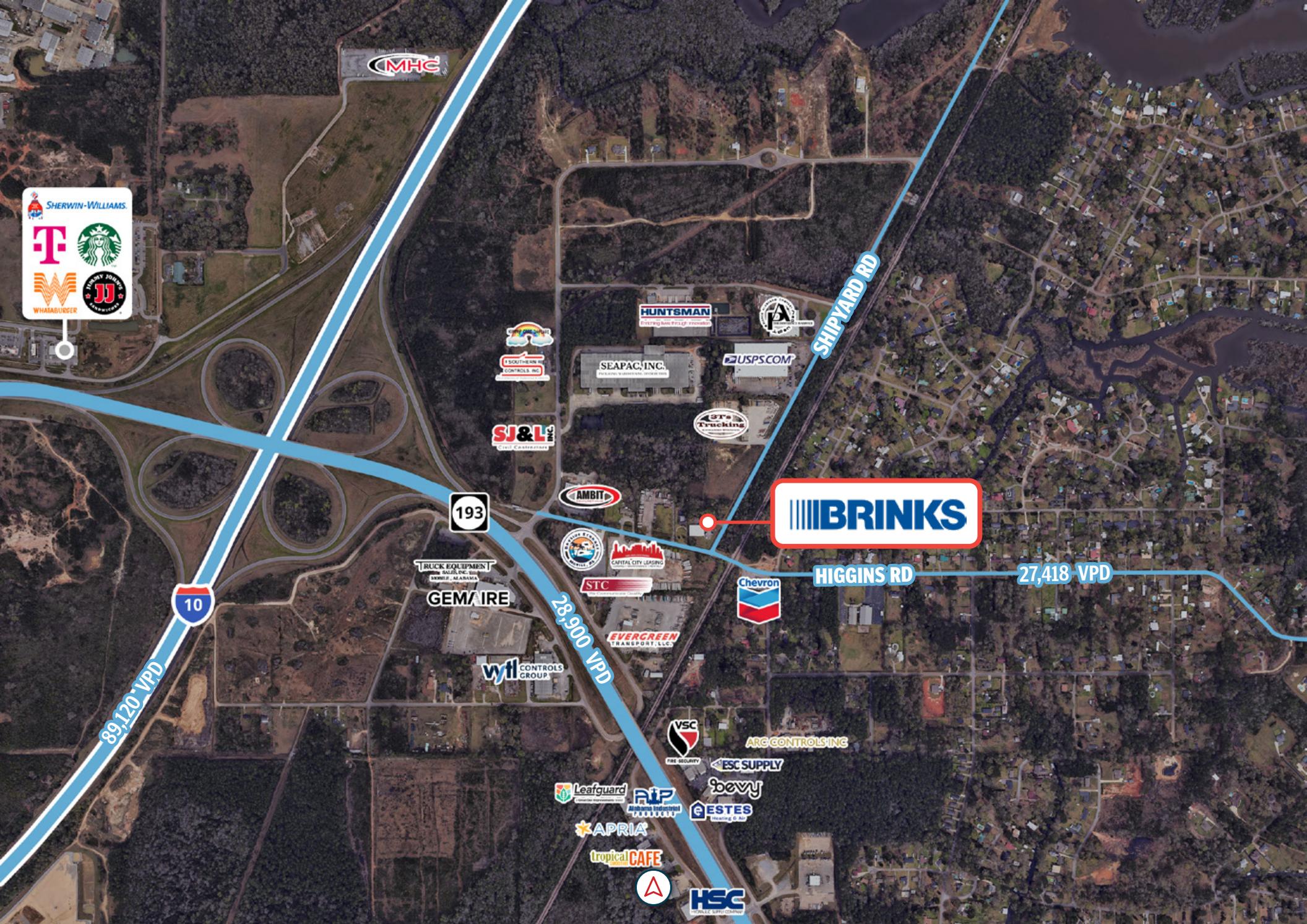
BRINKS



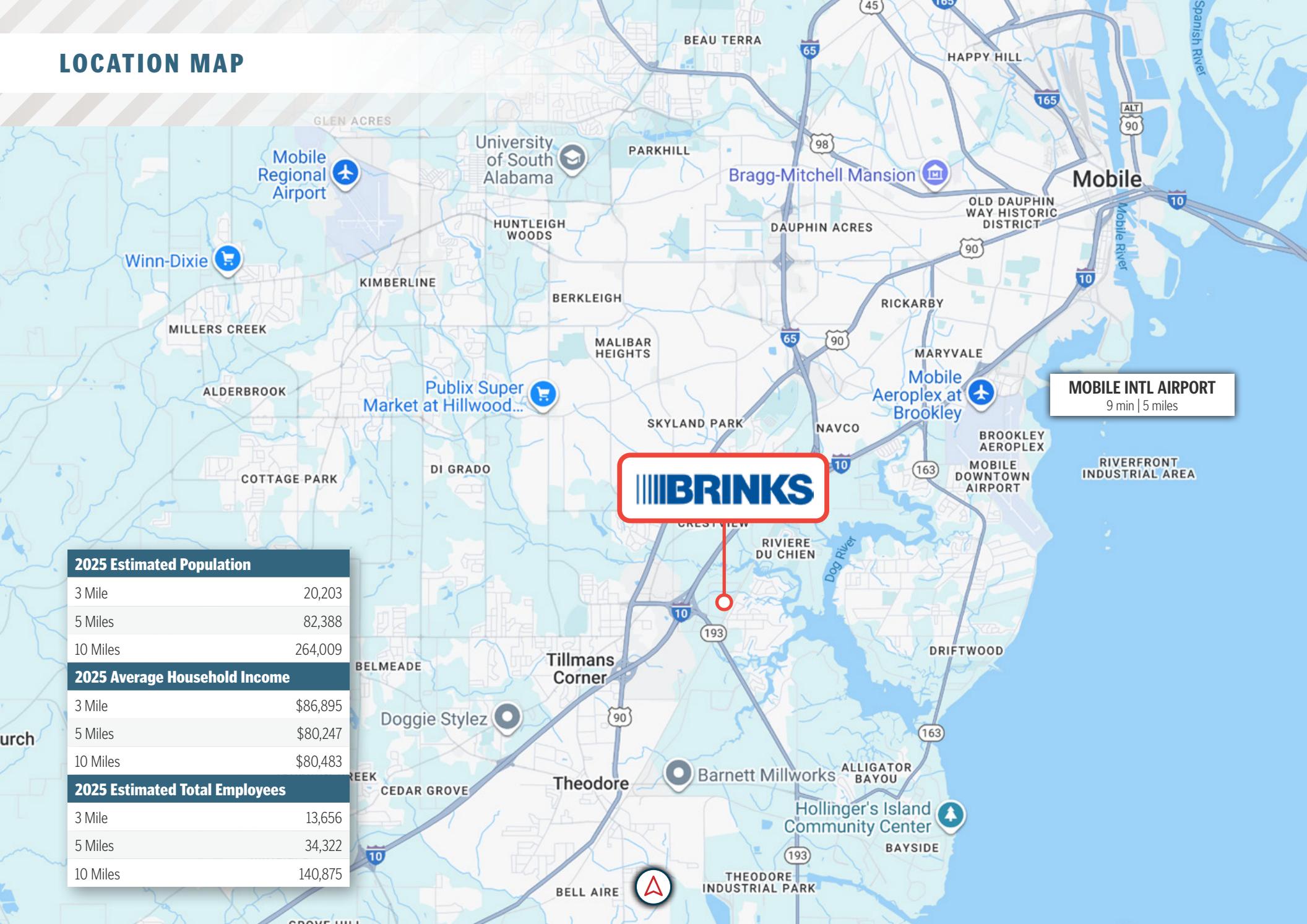
27,418 VPD

HIGGINS RD





LOCATION MAP



SITE PLAN





MOBILE, ALABAMA

Mobile is the county seat of Mobile County and is located in the southwestern section of Alabama, at the head of Mobile Bay, 31 miles from the Gulf of Mexico. The city covers an area of 179 square miles. The City of Mobile had a population of 185,999 as of July 1, 2023. The City of Mobile, Alabama was incorporated on January 20, 1814.

Manufacturing, higher education and medical services continue to be driving factors for the economy of Mobile. Major industry clusters are Aviation/ Aerospace, Chemical, Healthcare, IT/ High-Tech, Logistics/ Distribution, Maritime, Oil & Gas and Steel.

Mobile Aeroplex at Brookley is Mobile's expanding aerospace industry hub. It is home to Airbus U.S. Manufacturing Facility, Airbus Engineering, SAFRAN, Continental Motors, VT MAE, MAAS Aviation and many other global companies. Mobile offers aviation leaders the right combination of low business costs, skilled labor force in a right-to-work state, airport capabilities and intermodal access to national and international markets. Chemicals have long been a leader in Mobile's manufacturing profile. For more than 60 years, the Mobile area's diverse chemical industry has grown along a 60-mile (100 km) corridor reaching from McIntosh in the north to Theodore in the south.

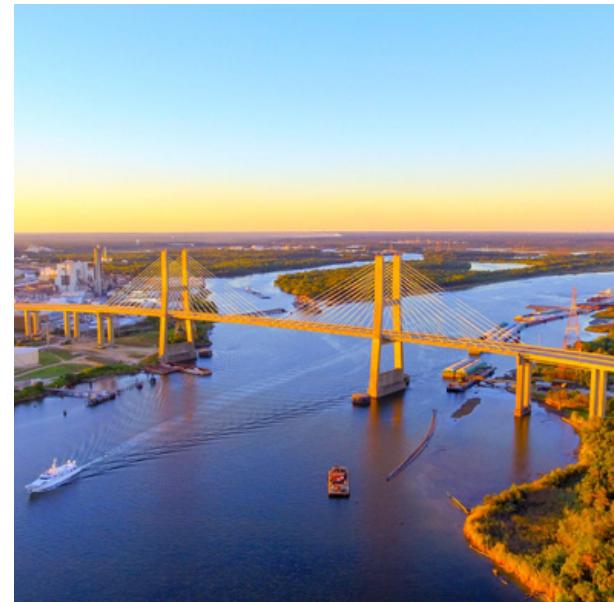
Mobile is a regional center for medical care, research and education. Nearly 12 percent of Mobile's workforce is employed in the healthcare sector. The University of South Alabama (USA) College of Medicine and its affiliated research facilities help keep Mobile on the cutting edge of patient care. Steel manufacturing is a growing player in Mobile's economy.

Mobile's extensive transportation infrastructure keeps business on the move. Major rail, waterway and highway systems converge at the Port of Mobile to link businesses with the nation and the world. Mobile area companies benefit greatly from the multi-modal transportation infrastructure and the commitment by local and state authorities for ongoing investment. Domestic and global leaders such as AM/NS Calvert, BASF, Kimberly Clark and many other companies are shipping throughout the U.S. and world markets within days at costs lower than many other locations.

AREA DEMOGRAPHICS



	3 Mile	5 Miles	10 Miles
Population			
2025 Estimated Population	20,203	82,388	264,009
2030 Projected Population	19,839	80,817	260,645
2010 Census Population	20,182	85,571	271,133
Households & Growth			
2025 Estimated Households	8,538	34,907	111,302
2030 Projected Households	8,586	35,139	112,734
2010 Census Households	8,115	33,765	106,793
Projected Annual Growth 2025 to 2030	0.11%	0.13%	0.26%
Historical Annual Growth 2010 to 2020	0.43%	0.24%	0.22%
Race & Ethnicity			
2025 Estimated White	64.78%	52.98%	49.89%
2025 Estimated Black or African American	26.34%	37.20%	41.14%
2025 Estimated Asian or Pacific Islander	2.24%	2.88%	2.62%
2025 Estimated American Indian or Native Alaskan	0.44%	0.48%	0.48%
2025 Estimated Other Races	2.34%	2.15%	1.77%
2025 Estimated Hispanic	4.87%	4.47%	4.06%
Income			
2025 Estimated Average Household Income	\$86,895	\$80,247	\$80,483
2025 Estimated Median Household Income	\$60,994	\$57,571	\$57,329
2025 Estimated Per Capita Income	\$36,560	\$34,061	\$34,017
Businesses & Employees			
2025 Estimated Total Businesses	1,134	3,005	10,794
2025 Estimated Total Employees	13,656	34,322	140,875



LEASE TERM					RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Monthly	PSF	Annually	PSF	Recovery Type	Options
Brink's Inc.	9,000	Jul 1999	Sep 2030	\$14,155	\$1.57	\$169,861	\$18.87	NN+	1 (5-Year)
5% annual rent increases									

FINANCIAL INFORMATION

Price	\$2,717,000
Annual Rent	\$169,861
Cap Rate	6.25%
Tenant	Brink's, Inc. (S&P rated BB+)
Lease Type	NN (Roof & Structure) Roof replaced in 2019 with a 15-year warranty
Lease Term	-5 Years Remaining
Options	1 (5-Year) Remaining
Rent Increases	5.00% annually

PROPERTY SPECIFICATIONS

Building Size	-9,000 SF
Land Area	-0.90 AC
Address	4684 Shipyard Road, Mobile, AL 36619
Year Built	1999
Parcel Number	33-06-23-4-000-064.004
Ownership	Fee Simple

FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



BRINK'S

us.brinks.com

Company Type: Public (NYSE: BCO)

Locations: 1,300+

2024 Employees: 66,100

2024 Revenue: \$5.01 Billion

2024 Net Income: \$162.9 Million

2024 Assets: \$6.62 Billion

2024 Equity: \$184.9 Million

Credit Rating: S&P: BB+

The Brink's Company (NYSE:BCO) is a leading global provider of cash and valuables management, digital retail solutions, and ATM managed services. Our customers include financial institutions, retailers, government agencies, mints, jewelers and other commercial operations. Their network of operations in 51 countries serves customers in more than 100 countries.

Source: us.brinks.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

©Copyright 2025 SRS Real Estate Partners LLC. All Rights Reserved.

This document has been prepared by SRS Real Estate Partners LLC (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.