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Continental Aerospace Technologies

2039 S Broad Street
Mobile, Alabama 36615

272,576 SF Building | Single-Tenant Net Lease
Located in Mobile Aeroplex at Brookley

Colliers



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2039 S Broad Street, Mobile, Alabama 36615. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 2039 S Broad Street, Mobile, Alabama 36615 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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The Offering

Colliers, as exclusive advisor, is pleased to introduce the Continental Aerospace Technologies headquarters in Mobile, Alabama. Located in the Aeroplex at Brookley within an Opportunity Zone, the Property provides excellent connectivity to the downtown metro along with the Southeastern U.S. through the region's infrastructure including Interstates 10, 65 & 165, as well as the Port of Mobile and the Mobile International Airport.

New Mission-Critical Building

2039 S Broad Street was built in 2019 and serves as Continental Aerospace Technologies U.S. headquarters.

Mobile Aeroplex at Brookley

The Property is located on campus at the Brookley Aeroplex, a thriving industrial complex, supports Mobile International Airport and Airbus' operations and accommodating more than ninety businesses including supply chain providers and others supporting the transportation industry.

Port of Mobile

The Port of Mobile is on track to becoming the largest port in the Gulf of Mexico with more than \$1 billion in capital projects underway statewide. The Army Corps of Engineers is actively deepening the Mobile ship channel to 50 feet. Other projects include constructing an interterminal connector bridge to create on-dock rail access at the container terminal, developing a logistics park, and modernizing general cargo piers.

Excellent Tenant

Continental Aerospace Technologies has been a recognized world leader in the development of piston engines & services for over 115 years. Continental serves OEMs, flight schools, fleet customers, and pilots out of their manufacturing and service centers across the US, Europe, and China. They are one of two providers for General Aviation engines in the world, controlling 50% of the market.

Building Size (SF)	272,576
Property Size (Acres)	18.54
Year Built	2019
Occupancy	100%
Number of Tenants	1
Unexpired WALT	20.27 Years
Year 1 NOI	\$2,263,072

Assumable Financing Available

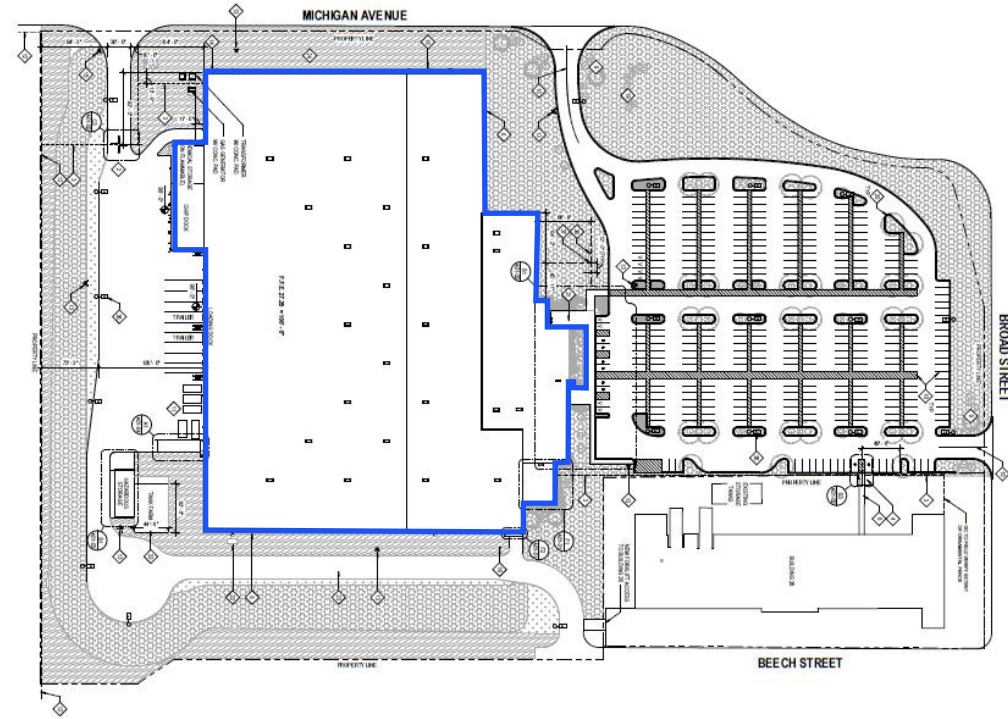
Unpaid Balance	\$18,759,044
Annual Payment	\$1,432,148
Interest Rate	4.63%
Amortization	25 Years
Loan Expiration	November 1, 2029





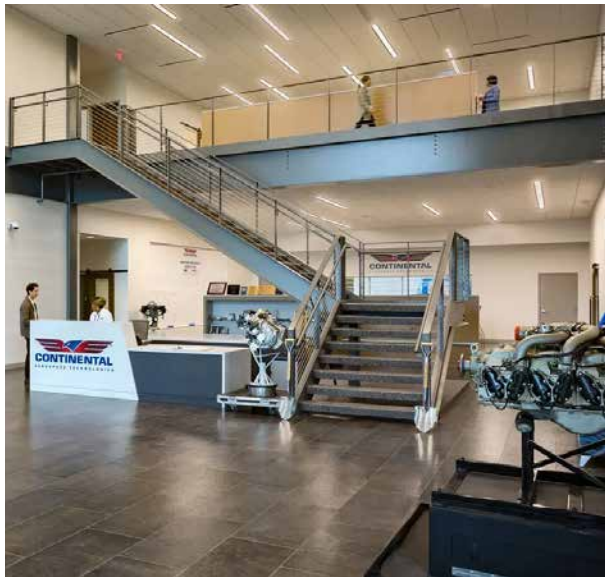
Building Specifications

Address:	2039 S Broad Street, Mobile, Alabama 36615
Parcel Number:	3 2015 2000 400 1000
Total Building Size (SF):	272,576
Site (Acres):	18.54
Year Built:	2019
Construction:	Tilt-Up
Clear Height:	27.30'
Dimensions:	The office and the warehouse are not perfect rectangles as they have offsets – the overall office dimensions are 321'-3" x 112'-3 1/4" and the overall warehouse dimensions are 590'-0" x 410'-0"
Dock Doors:	6 ea. 9' x 10' dock height doors directly into the warehouse and 4 ea. 12' x 14' on grade into the chip dock
Drive-In Doors:	2 ea. 12' x 14' and 1 ea. 14' x 16'
Truck Court:	135'
Column Spacing:	50'-0" x 50'-0" with a 60'-0" speed bay along the back with 45'-0" bays at each end
Floors:	Office slab is 5". Warehouse is 8"
Roof:	TPO Membrane (10 Year Warranty)
Parking:	353 Standard Car Spaces 6 Trailer Spaces
Lighting:	LED
Electrical Service:	4,000 amp 480V



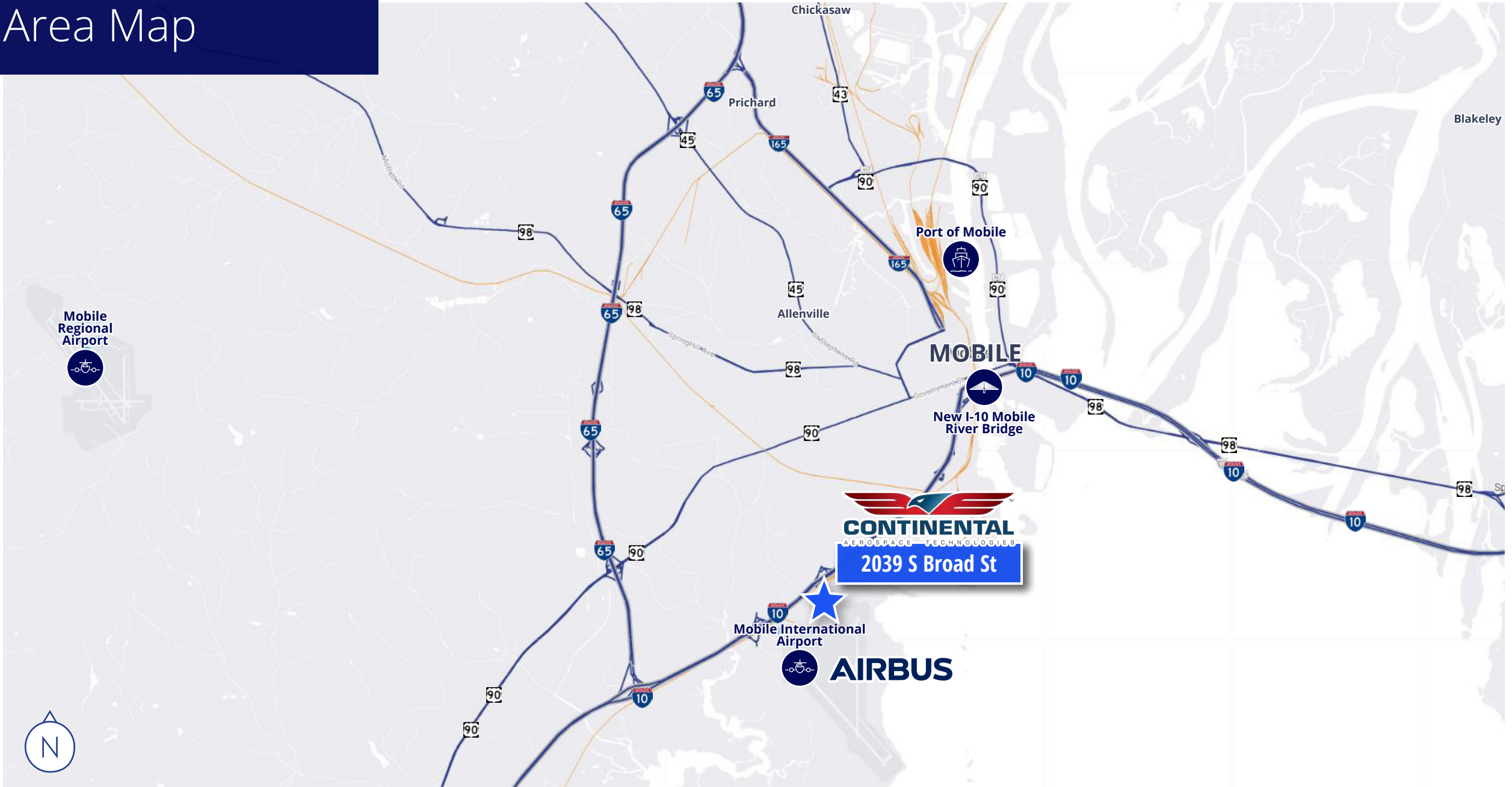


Property Photos





Area Map





Major Tenants & Infrastructure Projects



2039 S Broad St

Mobile, AL 36615

NAVIGATION

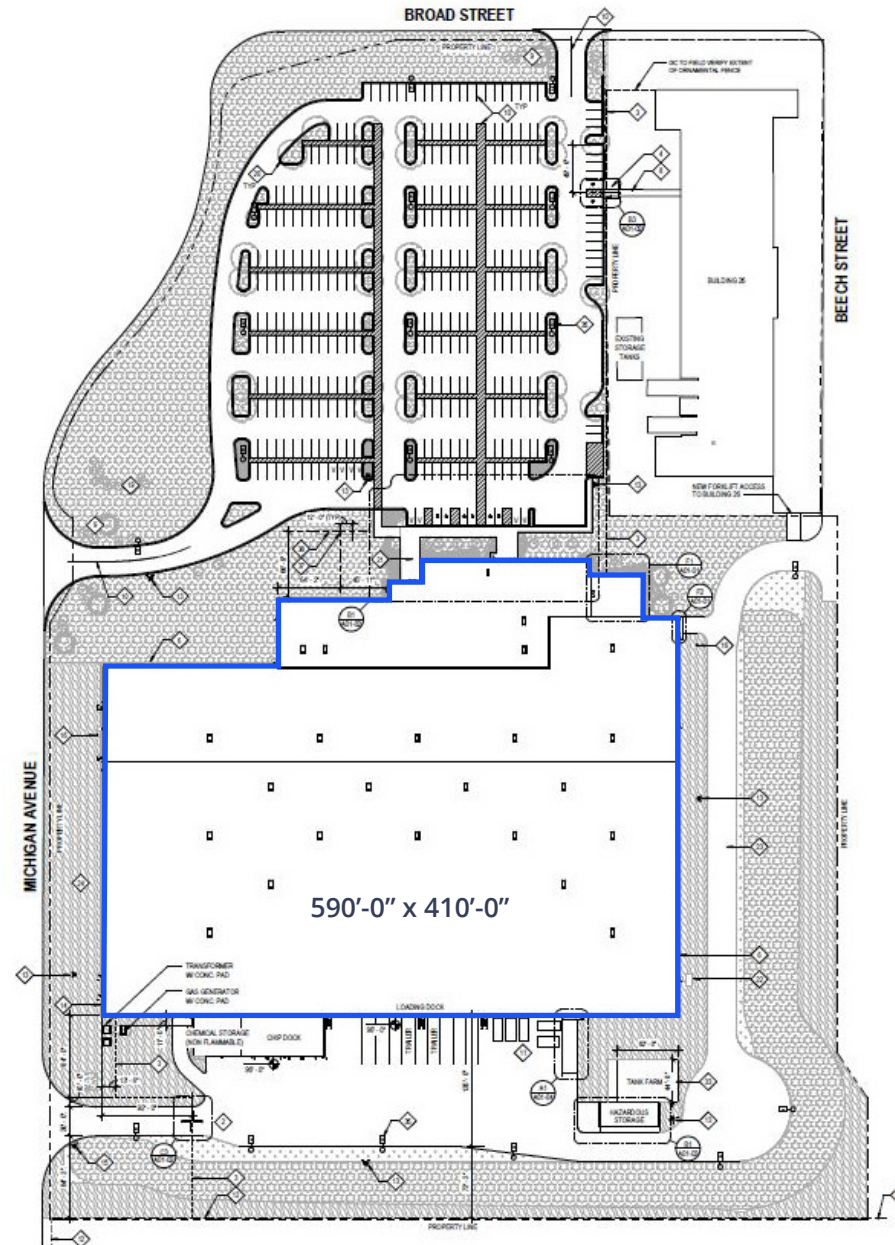


Property Aerial





Site Plan





Strategic Location

- Exceptional location in the Midtown Submarket within an Opportunity Zone, offering superior access to the Southeast & Midwest US via I-10, I-65 & I-165
- 1.5M people within a 60-minute drive time
- Located on Campus at Mobile Aeroplex at Brookley and the New Mobile International Airport
- Easy connection to Norfolk Southern, Kansas City Southern, CSX, Canadian National and BNSF
- 3.5 miles to the Port of Mobile, which currently is on track to becoming the largest port in the Gulf of Mexico
- Capital projects underway in Mobile:
 - \$400MM investment in the Mobile International Airport (under construction)
 - \$3B investment in the I-10 Mobile River Bridge (and potential bayway)
 - \$400MM investment by city to rebuild the Mobile Civic Center
 - \$100MM investment by Army Corps of Engineers for new regional Headquarters
 - \$250MM investment at the University of South Alabama College of Medicine expansion
 - \$450MM deepening and widening project for the Port of Mobile to take it to 50 feet deep
- Abundant regional labor pool
- Pro-growth local government
- Forbes named the Port of Mobile the second fastest growing port over the last decade (122% growth)
- Two new super post panamax cranes to be installed this summer at APM Terminals (will be 6 total)



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Mile



3.5
Miles



5.1
Miles



0.7
Miles

Mobile International
Airport



4.8
Miles

Port of
Mobile



4.6
Miles

Downtown
Mobile



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