

600 64th Avenue North

Northport, AL, 35401

IRONVEST
PARTNERS

INVESTMENT SALE



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The Opportunity

We are pleased to present the opportunity to acquire 600 64th Avenue North, a high-quality, single-tenant NNN industrial investment located in Northport, Alabama. The offering consists of two industrial buildings totaling approximately 67,659 SF, along with a 1.61-acre land parcel, all situated on individual legal parcels and purpose-built to support industrial operations. Originally constructed in 1998 and expanded in 2014, the property features strong clear heights, heavy power capacity, overhead crane infrastructure, and a combination of dock-high and drive-in loading, making it highly functional for manufacturing and distribution users. The property is leased to Coral Industries under a long-term triple-net lease with nearly six years remaining, built-in rental escalations, and a tenant renewal option, providing stable and growing cash flow. Offered at \$6,450,000, reflecting a 6.75% cap rate, this investment presents an attractive opportunity to acquire a durable industrial asset with a long-term tenant.

Property Overview

Address	600 64th Avenue North Northport, AL 35401
Property Type	Warehouse
Year Built/Renovated	1998 / 2014
Total SF	±67,659 SF
Building 1	±10,000 SF (±5,000 SF Office)
Building 2	±57,659 SF (100% Warehouse)
Acreage	±6.7 Acres
Tenant	Coral Industries

Asking Price: \$6,450,000 (6.75%)



Specifications

Address	600 64th Avenue North Northport, AL 35401
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Property Type	Warehouse
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Year Built/Renovated	1998 / 2014
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Total SF	67,659 SF
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Total Acreage	6.7 Acres
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Building 1

Square Footage	±10,000 SF (±5,000 SF Office)
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Clear Heights	15'
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Roof	2025
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Drive-in Doors	3
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Building 2

Square Footage	±57,659 SF (100% Warehouse)
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Clear Heights	25' (Middle) 21' (Side)
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Crane	Yes (5 Ton)
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Power	3-Phase
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Drive-in Doors	1
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Loading Dock	3 Bays
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Roof	1998/2014
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Extra Land Parcel

Acreage	1.61 Acres
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Lease Specifications

Coral

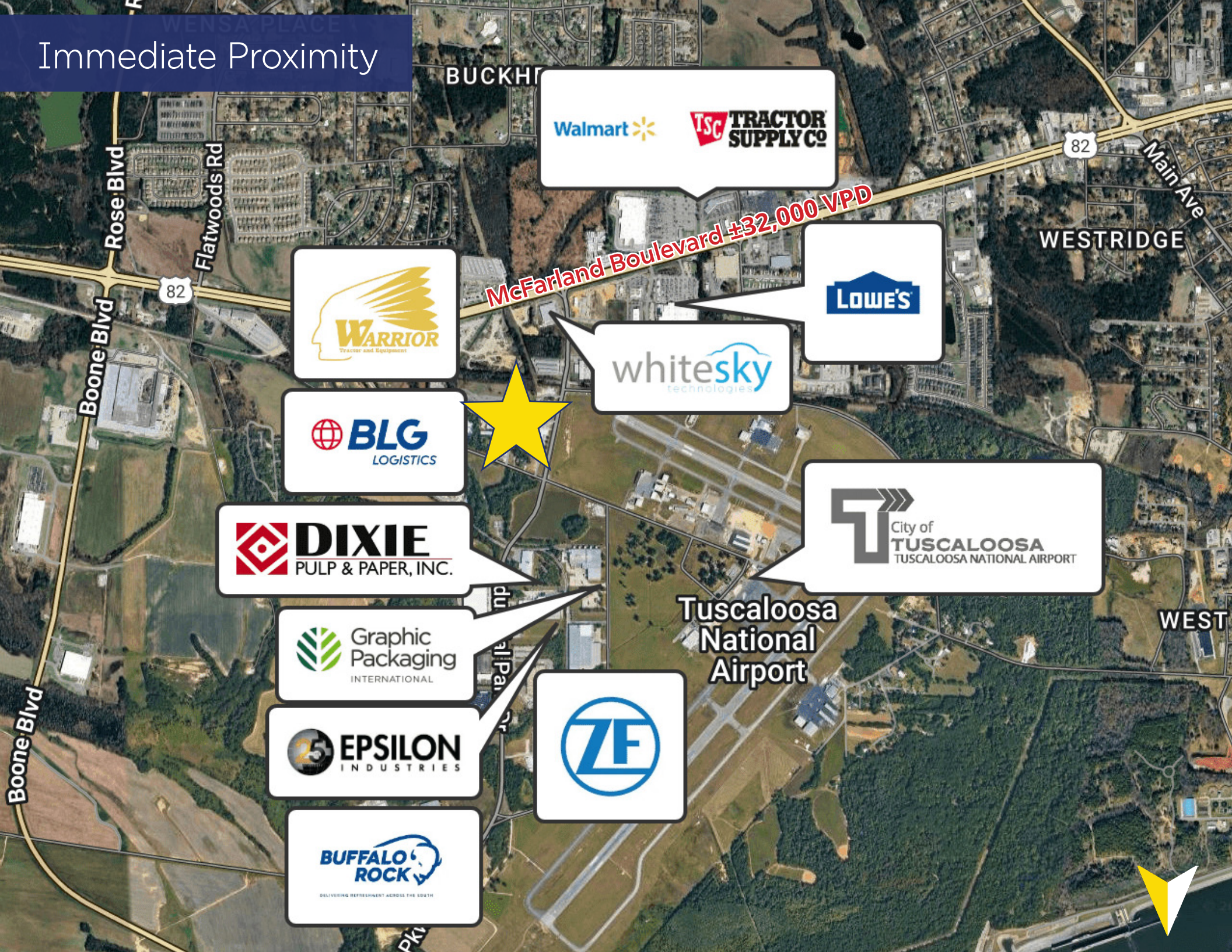
▪ Architectural Products ▪

Tenant	Coral Industries
Space	67,659 SF (100% Leased)
Lease Expiration	12/31/31
Renewal Option	6-Year Option, 6-Month Notice
Website	coralind.com

Coral Industries, the largest independent manufacturer of quality bath enclosures in the United States, occupies the entire property for its architectural division. Founded in 1976, Coral has grown into a national platform with more than 400 employees and a long-standing reputation for product quality and operational scale. The architectural division was established in 2006 and expanded into the Northport facility in 2015, underscoring the strategic importance of this location to Coral's continued growth and specialized manufacturing operations.

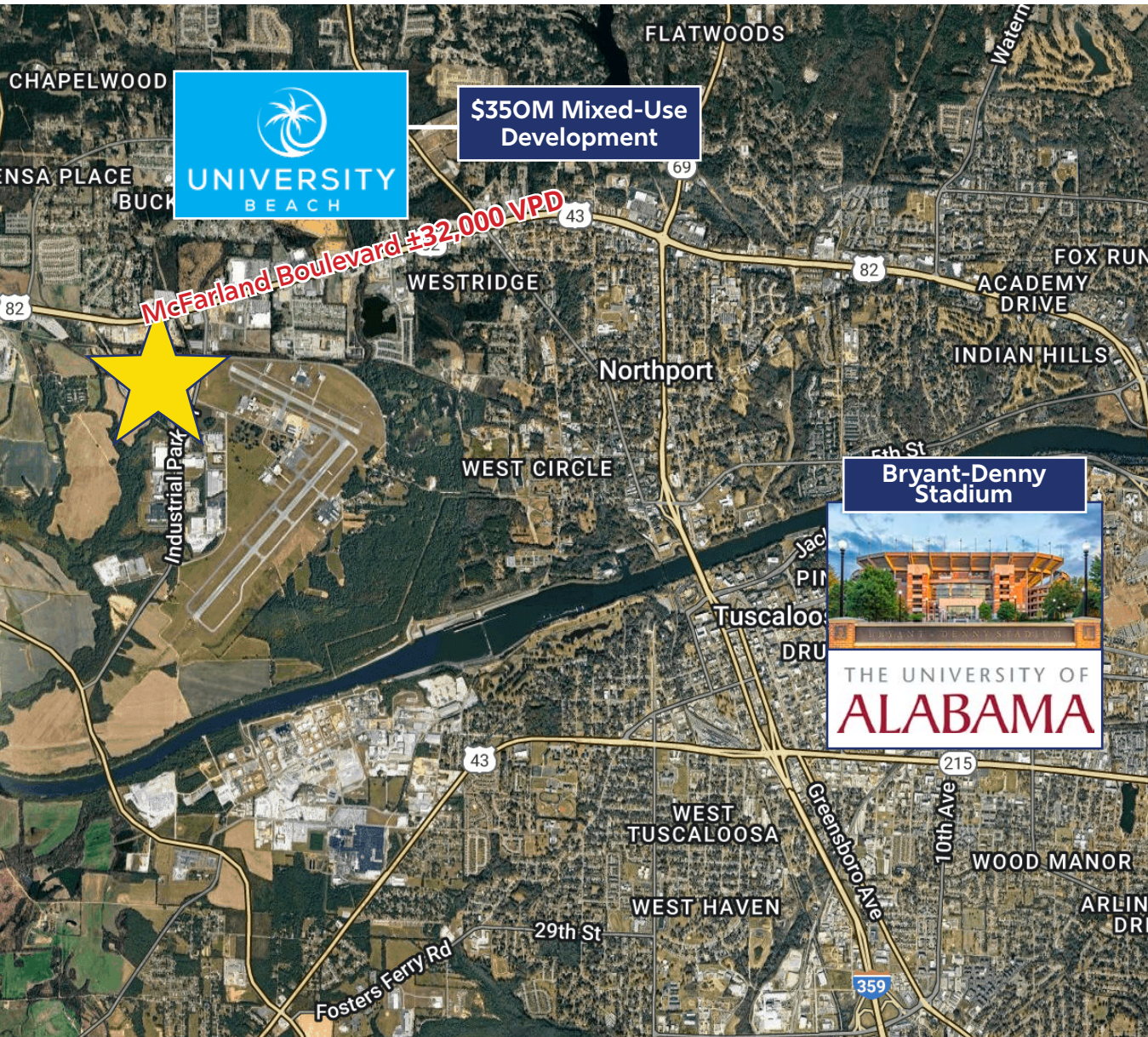


Immediate Proximity



Location Highlights

The property is located 0.3 miles from McFarland Boulevard, which carries approximately 32,000 vehicles per day (ALDOT), and is directly across from the recently expanded Tuscaloosa National Airport. Just one mile away is University Beach, a \$350M mixed-use resort development, further highlighting Northport's growth. The property is approximately five miles from the University of Alabama, three miles from downtown Northport, two miles from Interstate 359, and 8.2 miles from I-20/59, providing efficient access to the Tuscaloosa MSA and major regional transportation corridors.



Population Growth

Northport

Year	Population	Increase
2020	31,125	33.4%
2010	23,330	20%
2000	19,435	11.9%
1990	17,366	21.5%
1980	14,291	51.5%

Tuscaloosa

Year	Population	Increase
2020	99,600	10.1%
2010	90,468	16.1%
2000	77,906	0.2%
1990	77,759	3.4
1980	75,211	14.3%

Information deemed reliable, not guaranteed.



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