



# 512&528 S WILMER AVE ANNISTON, AL

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM





# EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

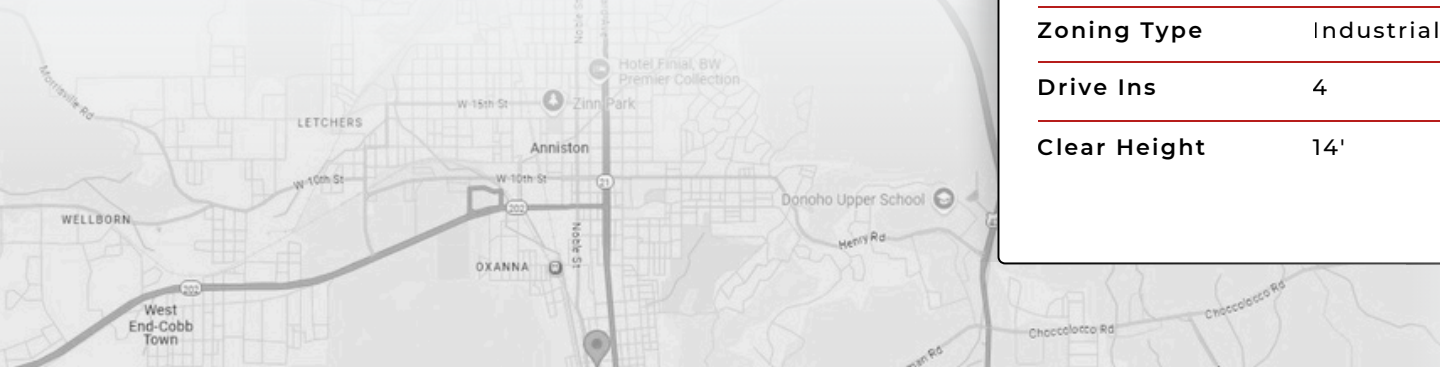
## LOCATION OVERVIEW

About Anniston, AL  
Demographics  
Map

# EXECUTIVE SUMMARY

The properties at 512 & 528 S Wilmer Ave in Anniston, AL offer a compelling investment sale opportunity on 1.94 acres with an approximately 16,952 SF transportation and maintenance facility. The site provides ample parking, 4 drive in doors, 14' clear height and a functional layout suitable for fleet operations, service users, or other industrial tenants. Its configuration supports efficient vehicle flow and operational versatility, enhancing long-term usability.

Positioned in the heart of Anniston's south side, the property benefits from strong accessibility and proximity to major local corridors and the regional transportation network. This strategic location boosts operational efficiency and tenant demand, making the asset an attractive option for investors seeking well-located industrial real estate.



## THE OFFERING

|                         |                                      |
|-------------------------|--------------------------------------|
| <b>Building SF</b>      | 16,952 SF                            |
| <b>Year Built</b>       | 1960/1963                            |
| <b>Lot Size (Acres)</b> | 1.94                                 |
| <b>Parcel ID</b>        | 2104172003044000<br>2104172003043000 |
| <b>Zoning Type</b>      | Industrial                           |
| <b>Drive Ins</b>        | 4                                    |
| <b>Clear Height</b>     | 14'                                  |

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Located in the heart of Anniston's south side, the property enjoys strong connectivity to major local corridors and the broader regional transportation network, enhancing operational efficiency and tenant appeal.



**Expansive Space:** Situated on 1.94 acres with an approximately 16,952 SF building, the site provides ample room for vehicle parking, equipment staging, and operational growth.



**Strategic Features:** Multiple access points and a highly functional layout support efficient traffic flow, loading, and fleet movement—ideal for transportation-related or service-based businesses.



**Industrial Infrastructure:** Currently operating as a transportation and maintenance facility, the property offers established industrial amenities that accommodate a range of logistics, fleet, and light industrial operations.



**Zoning Advantage:** Industrial-friendly zoning supports a wide range of transportation, maintenance, and service-oriented uses, offering flexibility for both owner-users and future tenants.



# FINANCIAL SUMMARY

|                           | In Place  | Year 1    | Year 2    | Year 3    | Year 4    | Year 5    |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>GROSS REVENUE</b>      |           |           |           |           |           |           |
| BASE RENTAL REVENUE       | \$99,728  | \$101,411 | \$104,346 | \$107,367 | \$110,476 | \$113,677 |
| TAX & INS; MANGEMENT FEE  | \$12,397  | \$12,645  | \$12,898  | \$13,156  | \$13,419  | \$13,687  |
| EFFECTIVE GROSS REVENUE   | \$112,125 | \$114,056 | \$117,244 | \$120,523 | \$123,895 | \$127,364 |
| <b>OPERATING EXPENSES</b> |           |           |           |           |           |           |
| PROPERTY TAX              | \$4,085   | \$4,167   | \$4,250   | \$4,335   | \$4,422   | \$4,510   |
| INSURANCE                 | \$8,312   | \$8,478   | \$8,648   | \$8,821   | \$8,997   | \$9,177   |
| TOTAL OPERATING EXPENSES  | \$12,397  | \$12,645  | \$12,898  | \$13,156  | \$13,419  | \$13,687  |
| NET OPERATING INCOME      | \$99,728  | \$101,411 | \$104,346 | \$107,367 | \$110,476 | \$113,677 |

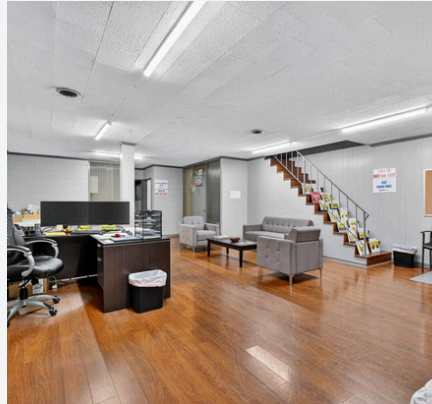
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# RENT ROLL

## 512&528 S WILMER AVE RENT ROLL

| UNIT         | TENANT NAME          | SQFT          | Annual Rent     | Annual Rent/SQFT | Lease From | Lease To   |
|--------------|----------------------|---------------|-----------------|------------------|------------|------------|
| Space 1      | First Student, Inc.  | 9,000         | \$89,116        | \$9.90/sqft      | 06/01/2023 | 05/31/2028 |
| Space 2      | Bradshaw & Pitts LLC | 7,952         | \$10,612        | \$1.33/sqft      | 08/01/2023 | 07/31/2028 |
| <b>TOTAL</b> |                      | <b>16,952</b> | <b>\$99,728</b> |                  |            |            |



# TENANT SUMMARY



## **First Student, Inc.**

First Student Inc. is a leading provider of student transportation services in North America, operating a fleet of over 40,000 school buses. The company delivers safe, reliable, and efficient transportation to millions of students across the U.S. and Canada, serving school districts and educational institutions with a strong focus on safety, technology, and customer service

### **LEASE OVERVIEW**

|                     |   |
|---------------------|---|
| Lease Type          | Triple Net                                    |
| Lease Commencement  | 06/01/2023                                    |
| Lease Expiration    | 05/31/2028                                    |
| Base Term Remaining | 3 years                                       |
| Options             | Two (2) options to extend for five (5) years. |
| Rental Increase     | 3% Annually                                   |



## **Bradshaw & Pitts, LLC**

Bradshaw & Pitts, LLC, is a well-established general contracting firm located in northeastern Alabama; our seasoned staff has more than 50 years combined experience in the construction industry. Bradshaw & Pitts, LLC, has experienced steady growth since our company was formed, which we attribute to our commitment to provide quality services and the dedication of our staff. We have successfully completed projects in several states in the southeastern United States.

### **LEASE OVERVIEW**

|                     |             |
|---------------------|-------------|
| Lease Type          | Triple Net  |
| Lease Commencement  | 08/01/2023  |
| Lease Expiration    | 07/31/2028  |
| Base Term Remaining | 3 years     |
| Rental Increase     | 2% Annually |

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# ABOUT ANNISTON, AL

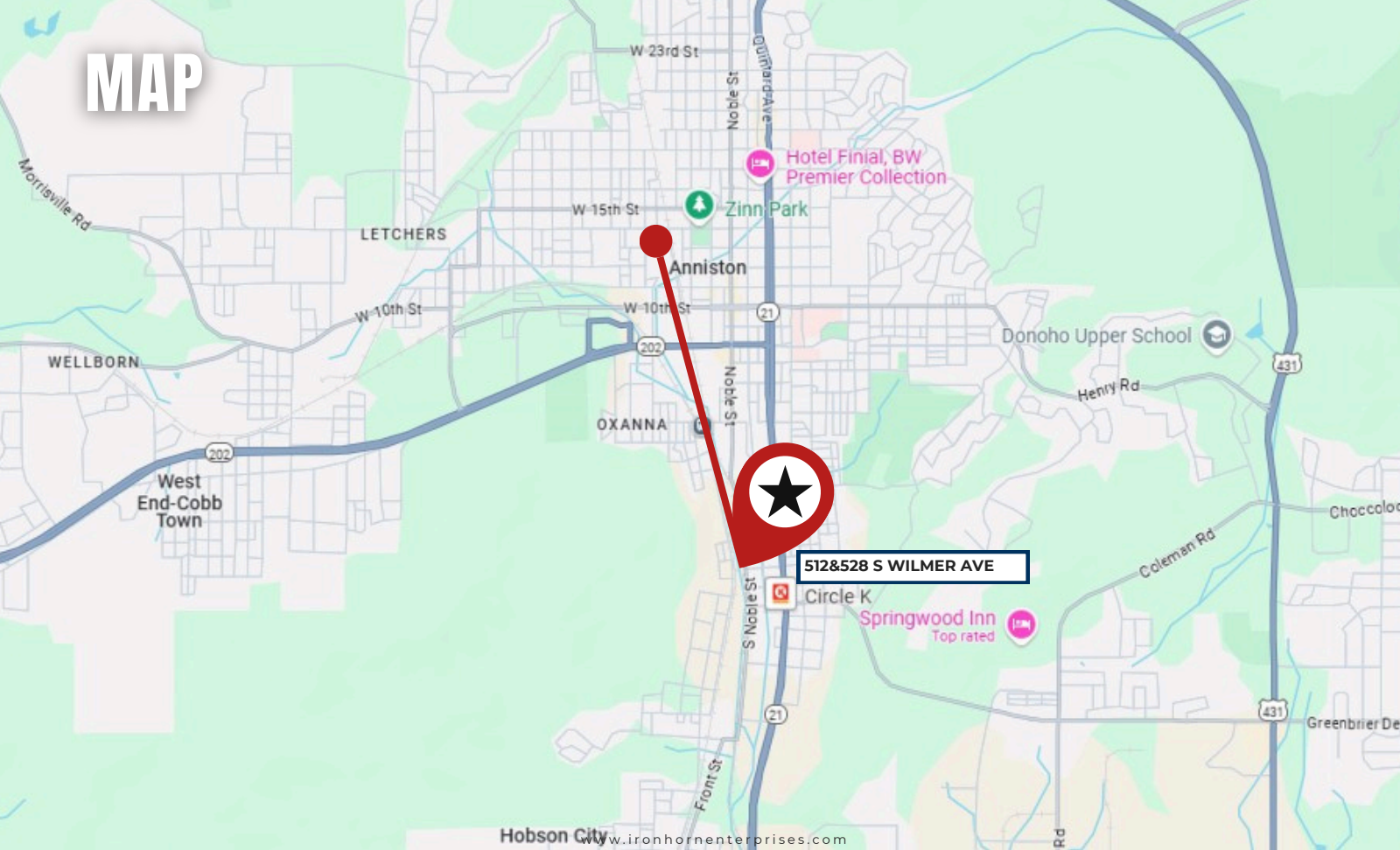
Anniston, AL, located in Calhoun County, is a growing commercial real estate market with a strong focus on industrial and transportation sectors.

The city's strategic location along major highways, including Interstate 20, enhances its accessibility for logistics and manufacturing businesses. With a mix of affordable industrial properties, Anniston is increasingly attracting businesses looking for cost-effective spaces with room for growth.

The market benefits from its established infrastructure, proximity to key regional markets, and availability of large parcels for development. Overall, Anniston presents solid opportunities for investors in industrial, retail, and commercial real estate.

| <b>POPULATION</b>           | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
|-----------------------------|---------------|---------------|---------------|
| <b>2029 PROJECTION</b>      | 3,932         | 24,963        | 45,617        |
| <b>2024 ESTIMATE</b>        | 3,898         | 24,942        | 45,993        |
| <b>2020 CENSUS</b>          | 3,535         | 23,644        | 45,548        |
| <b>HOUSEHOLD</b>            | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| <b>2029 PROJECTION</b>      | 1,421         | 10,550        | 18,885        |
| <b>2024 ESTIMATE</b>        | 1,404         | 10,544        | 19,051        |
| <b>2020 CENSUS</b>          | 1,256         | 10,021        | 18,914        |
| <b>INCOME</b>               | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| <b>AVG HOUSEHOLD INCOME</b> | 46,795        | 52,981        | 60,037        |

# MAP



W 23rd St

Noble St

Donoho Ave

Hotel Final, BW Premier Collection

W 15th St

Zinn Park

Anniston

LETCHERS

W 10th St

W 10th St

Donoho Upper School

WELLBORN

202

West End-Cobb Town

202

OXANNA

Noble St

431

Henry Rd

S Noble St

512&528 S WILMER AVE

Circle K

Springwood Inn  
Top rated

Coleman Rd

21

431

Greenbrier De

Front St

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