



COMFORT SYSTEMS USA

Southeast



ADDRESS

3779 ABIGAIL DR, THEODORE, AL 36582

TYPE

INDUSTRIAL

INVESTMENT

SINGLE TENANT NET LEASE

SAM MALLANE

PARTNER
(208) 991-8655
SAM@WESTOVERIP.COM
TX Lic. #734196

MATSON KANE

PARTNER
(940) 735-2112
MATSON@WESTOVERIP.COM
TX Lic. #695584

IN ASSOCIATION WITH:

Brian Brockman
License #119315
Bang Realty-Alabama Inc
bor@bandrealty.com
(513)-898-1551

Table of Contents

- 01 Investment Overview
- 02 Lease Summary
- 03 Property Information
- 04 Tenant Profile
- 05 Area Overview

Investment Overview

PROPERTY OVERVIEW

Summary

Westover Industrial Partners is pleased to present this single-tenant industrial investment offering stable near-term income opportunity, supported by a credit-backed tenant and a highly desirable IOS-oriented site configuration.

\$1,337,846

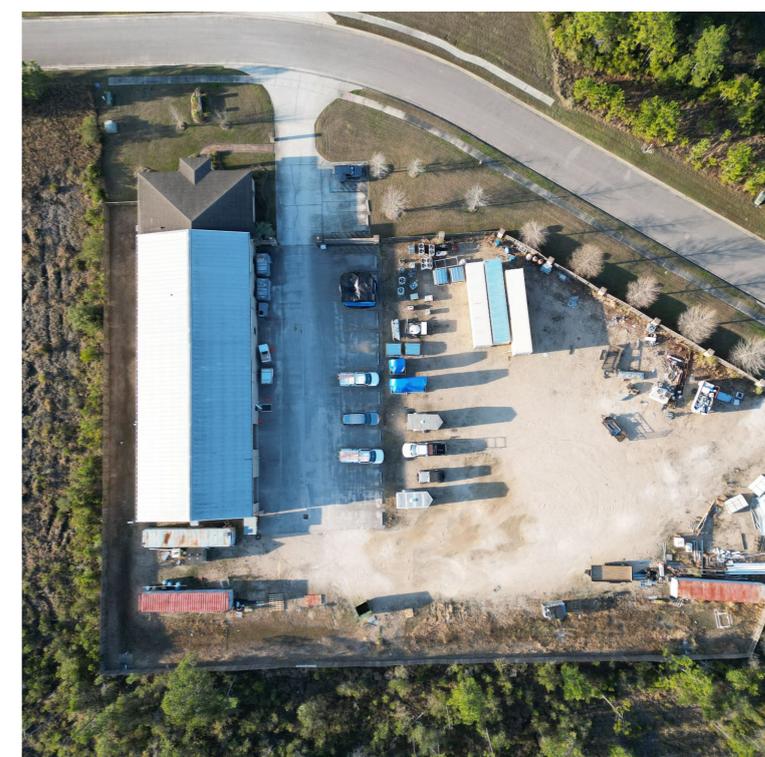
Sales Price

6.50%

Cap Rate

\$167

Price PSF



Offering Summary	
Cap Rate:	6.50%
NOI:	\$86,960
Price / SF:	\$167.23
Tenant:	Comfort Systems USA - (Southeast), Inc
Guarantor:	Corporate



Property Details	
Street Address:	3779 Abigail Drive
City, Zip, State:	Theodore, AL 36582
County:	Mobile
Building Size:	8,000 SF
Lot Size:	2.33 Acres

INVESTMENT HIGHLIGHTS



- **Established Tenant with Long-Term Operating History**
Comfort Systems USA (Southeast) has operated from the property for ~10 years and recently executed a 5-year lease extension, reinforcing its commitment to the site and market.
- **5-Year Triple Net Lease with No Renewal Options**
±5 years of remaining lease term with **no renewal options**, providing the next owner full control to renegotiate rent at market upon expiration.
- **Credit Tenant Backed by Public Parent**
Tenant is a wholly owned subsidiary of Comfort Systems USA, Inc. (NYSE: FIX), a national mechanical services provider generating ~\$7B in annual revenue; Southeast platform produces ~\$150M annually across 12 locations.
- **Highly Desirable IOS-Oriented Industrial Layout**
±8,000 SF industrial facility on ±2.33 acres with ±1.15 acres of usable, fenced yard storage—an increasingly scarce and highly sought-after IOS configuration.
- **Strong Re-Tenancing & User Demand Profile**
Small-bay industrial assets with secured yard space continue to see strong demand from contractors, service providers, and logistics users, supporting future leasing velocity and liquidity.
- **Strategic Gulf Coast Industrial Location**
Located within the greater Mobile industrial corridor, benefiting from proximity to Alabama’s only deepwater port and long-term port-driven industrial demand.

Lease Summary

LEASE SUMMARY

5.5 Years

Lease Term

NNN

Lease Type

\$86,960

NOI

None

Renewal Options

Corporate

Guarantor



LEASE ABSTRACT		LEASE ABSTRACT	
Tenant/Guarantor:		Comfort Systems USA- (Southeast), INC	
Building Size:		8,000 SF	
Net Operating Income:		\$86,960	
Rent / SF:		\$10.87/SF	
Original Lease Commencement:		May 1, 2016	
Extension Commencement:		July , 2026	
Lease Expiration:		June 30, 2031	
Lease Term:		5+ Years	
Renewal Options:		None	
Rent Increases:		None	
EXPENSE BREAKDOWN			
Lease Type:		NNN	
Property Taxes:		Tenant Reimburses	
Insurance:		Tenant Reimburses	
Common Area:		Tenant Responsibility	
Roof & Structure:		Landlord Responsibility	
Repairs & Maintenance:		Tenant Responsibility	
HVAC:		Tenant Responsibility	
Utilities:		Tenant Responsibility	
Right of First Refusal:		None	

Property Information

BUILDING & SITE SPECIFICATIONS

Year Built: 2016

Building Size: 8,000 SF

Lot Size: 2.33 Acres

FAR: 0.079

Layout: Office: 2,000 SF / Warehouse: 6,000 SF

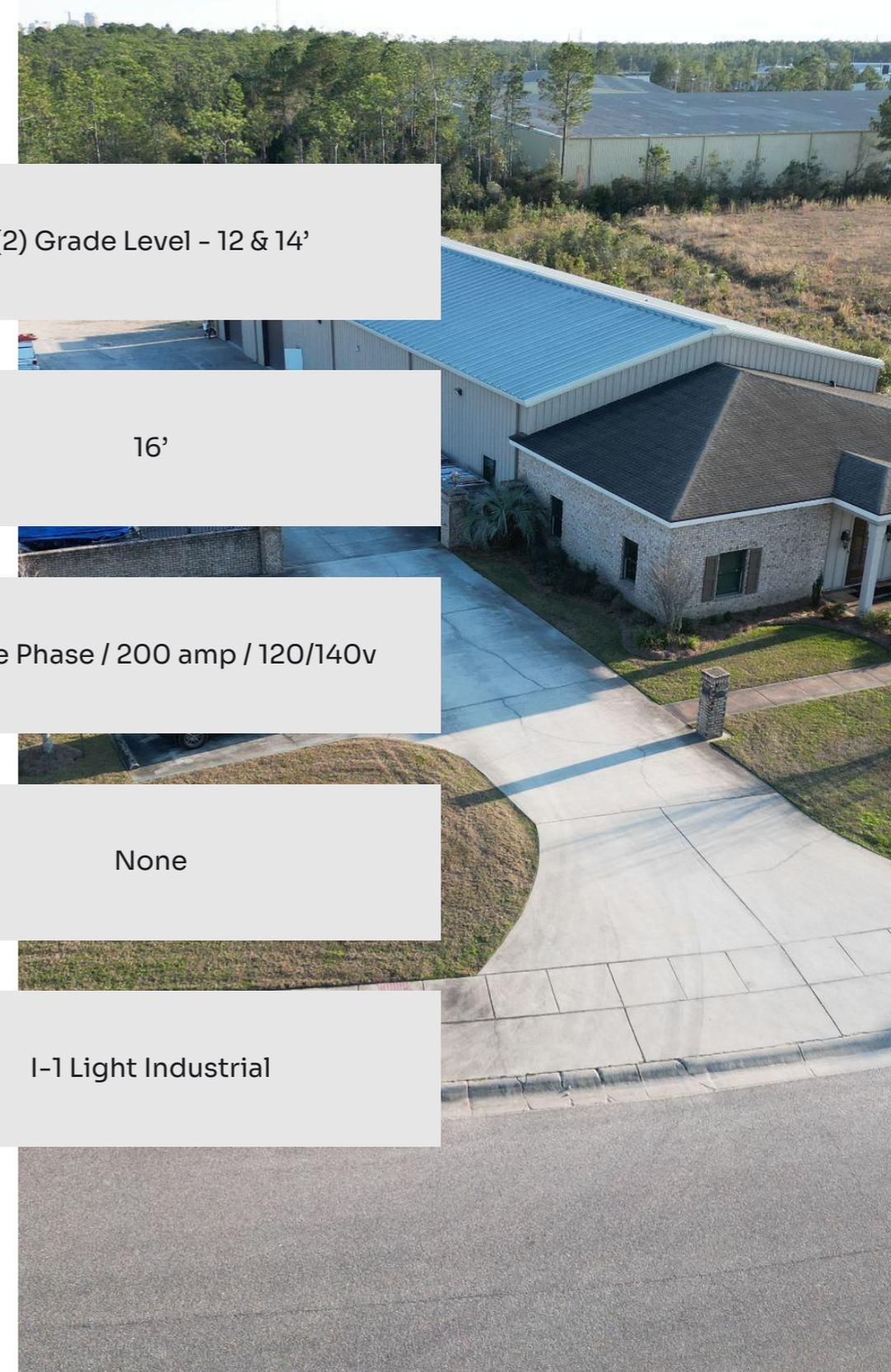
Doors: (2) Grade Level - 12 & 14'

Clear Height: 16'

Power: Single Phase / 200 amp / 120/140v

Sprinklered: None

Zoning: I-1 Light Industrial



PROPERTY IMAGES



PROPERTY IMAGES





Tenant Information



Southeast

Tenant Overview

Comfort Systems USA Southeast is a leading commercial mechanical and plumbing contractor generating over \$150 million in annual revenue across the Southeastern United States. The company provides installation and servicing of mechanical, plumbing, medical gas, and building automation systems for healthcare, education, government, commercial, and industrial clients. Headquartered in Pensacola, Florida, Comfort Systems USA Southeast operates throughout the Florida Panhandle, South Alabama, and Georgia, with licensing and operational capabilities extending into Mississippi, Louisiana, and South Carolina.

The company is a wholly owned subsidiary of Comfort Systems USA, a publicly traded mechanical services provider with more than \$6 billion in annual revenue and a nationwide operating platform. Backed by a large, well-capitalized parent organization, Comfort Systems USA Southeast benefits from shared best practices, standardized operating procedures, and access to national resources, supporting long-term operational stability and tenant credit strength.

\$150M
Revenue

12
Locations

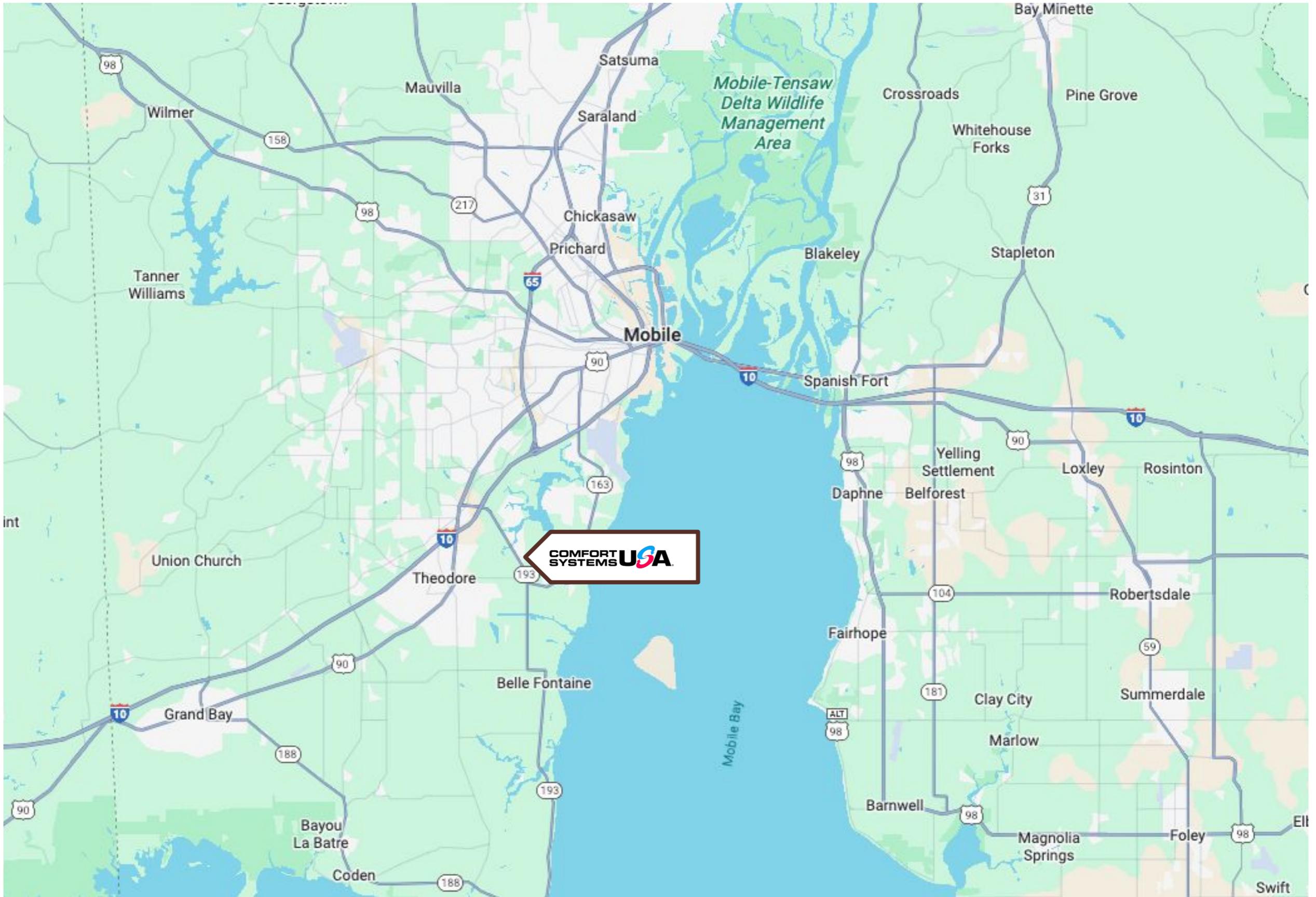
Fix
NYSE Ticker

\$7B
Parent Company
Revenue



Area Overview

LOCATION & MAP



DEMOGRAPHICS



Population	3 Mile	5 Mile	10 Mile
2024 Population	9,405	46,306	226,352

430.2K

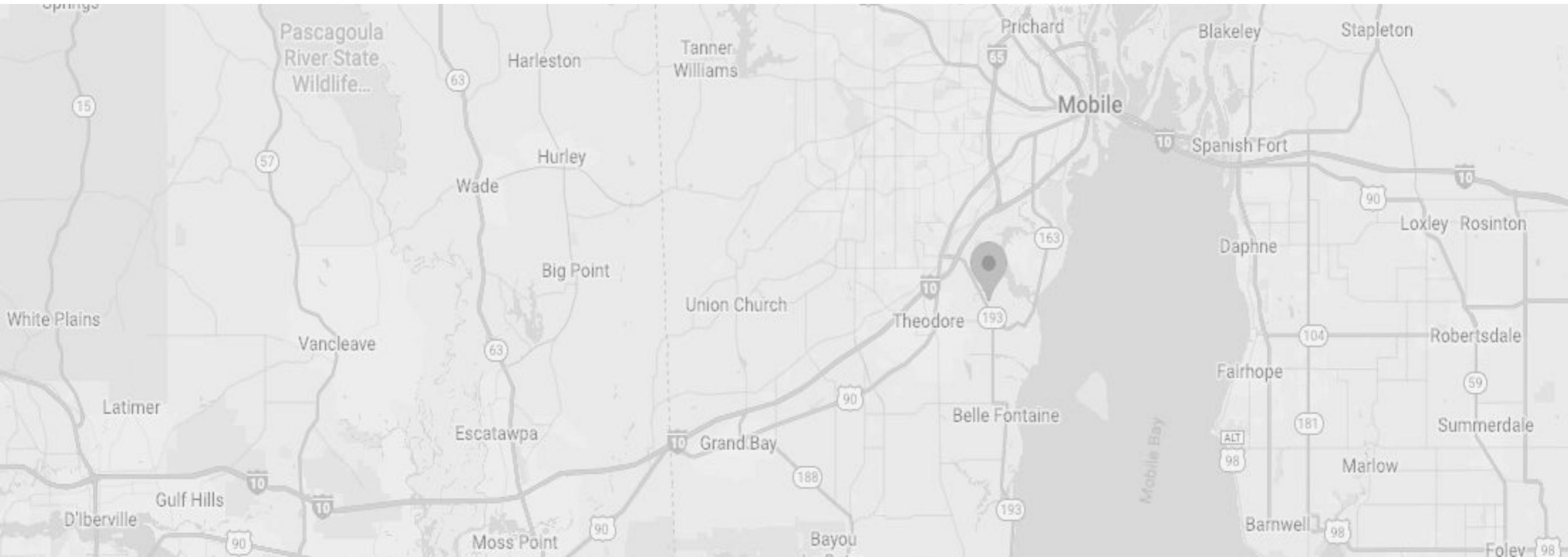
MSA
Population

Households	3 Mile	5 Mile	10 Mile
2024 Households	3,758	18,410	92,485

\$98.1K

AVG HH Income (3
Miles)

Household Income	3 Mile	5 Mile	10 Mile
Avg Household Income	\$98,164	\$75,511	\$78,567



MOBILE, ALABAMA

Mobile serves as Alabama's only deepwater port and a key industrial hub for the Gulf Coast. The city's economy benefits from its strategic location, multimodal connectivity, and ties to the state's thriving automotive and manufacturing industries. The Port of Mobile has undergone extensive modernization and expansion over the past two decades, including major harbor-deepening projects and additional container berth capacity that enhance its ability to handle larger vessels and greater cargo volumes. These infrastructure investments, along with new logistics and intermodal facilities, continue to strengthen the region's position as a growing distribution and trade corridor. While Mobile's industrial market has seen some recent softening in occupancy and rent growth after a period of rapid expansion, fundamentals remain sound, supported by long-term port-driven demand and relatively moderate new construction.

\$11.82

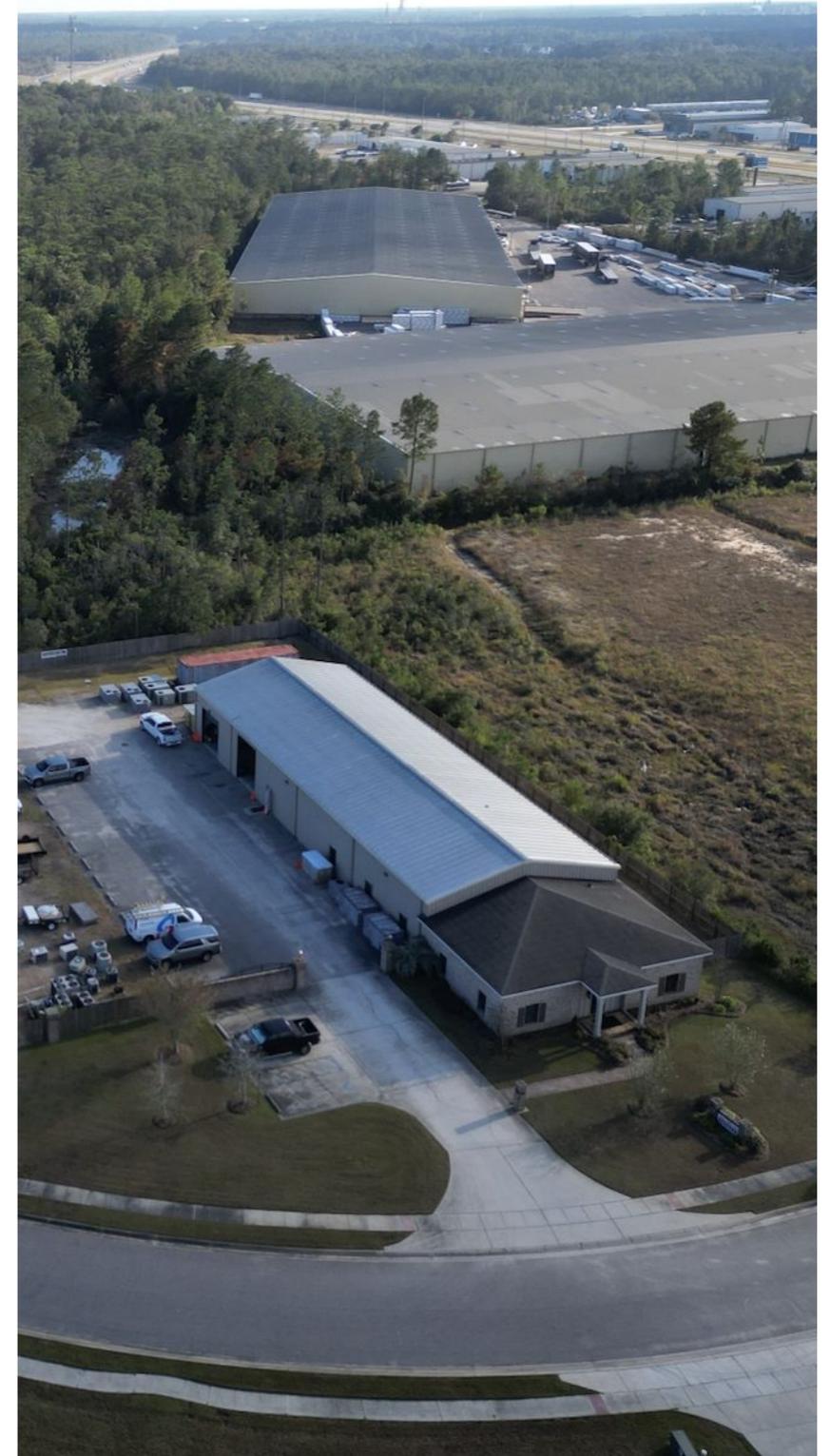
Market Asking Rent

3.30%

Annual Rent Growth

5.00%

Vacancy Rate



**Data sourced from Costar Market Research Report for Flex Industrial in Mobile, AL*

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Westover Industrial Partners, LLC (“Broker”) for the sole purpose of providing select information regarding the property described herein (the “Property”) to prospective purchasers. The information contained in this Offering Memorandum is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the Property. It may not be used for any other purpose or disclosed to any other person or entity without the prior written consent of the Seller or Broker.

This Offering Memorandum contains summary, unverified information and does not purport to be all-inclusive or to contain all information that a prospective purchaser may desire. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited to information regarding income or expenses, future financial performance, rent, market conditions, square footage, zoning, environmental matters, compliance with laws or regulations, the physical condition of the Property or improvements, or the financial condition, creditworthiness, or business prospects of any tenant, or any tenant’s plans or intentions to continue occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable, including the Seller and third parties; however, Broker has not verified, and will not verify, any of the information contained herein. All prospective purchasers must conduct their own independent investigation and analysis of the Property and all information provided herein, and are encouraged to seek advice from their own legal, accounting, tax, environmental, and construction professionals.

By receipt of this Offering Memorandum, you agree that (i) this Offering Memorandum and its contents are confidential; (ii) you will hold and treat it in the strictest confidence; (iii) you will not directly or indirectly disclose or permit the disclosure of this Offering Memorandum or its contents; and (iv) if you do not pursue negotiations for the acquisition of the Property, or if such negotiations are terminated, you will promptly return or destroy all materials relating to the Property, including this Offering Memorandum.

Broker is not affiliated with, sponsored by, or endorsed by any tenant or occupant of the Property. The inclusion of any tenant name or logo is for informational purposes only and does not imply any affiliation or endorsement.

The Seller and Broker expressly reserve the right, at their sole discretion, to reject any and all offers or expressions of interest, and to terminate discussions with any party at any time without notice or obligation, unless and until a written purchase and sale agreement has been fully executed and delivered by all parties.

A prospective purchaser’s sole and exclusive rights with respect to the Property shall be as set forth in a fully executed purchase and sale agreement. In no event shall any prospective purchaser have any claims against the Seller, Broker, or their respective affiliates, officers, members, employees, or agents for any damages or liability arising out of this Offering Memorandum, the marketing of the Property, or the solicitation process.

SAM MALLANE

PARTNER
(208) 991-8655
SAM@WESTOVERIP.COM
TX Lic. #734196

MATSON KANE

PARTNER
(940) 735-2112
MATSON@WESTOVERIP.COM
TX Lic. #695584

BRIAN BROCKMAN

License # 119315
Bang Realty-Alabama Inc
BOR@BANGREALTY.COM
(513) 898-1551

IN ASSOCIATION WITH:

BANG REALTY-ALABAMA INC