



512&528 S WILMER AVE ANNISTON, AL

INDUSTRIAL PROPERTY
FULLY LEASED

Ryan Jenkins
VP of Dispositions
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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IronHorn Enterprises



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5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

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LOCATION OVERVIEW

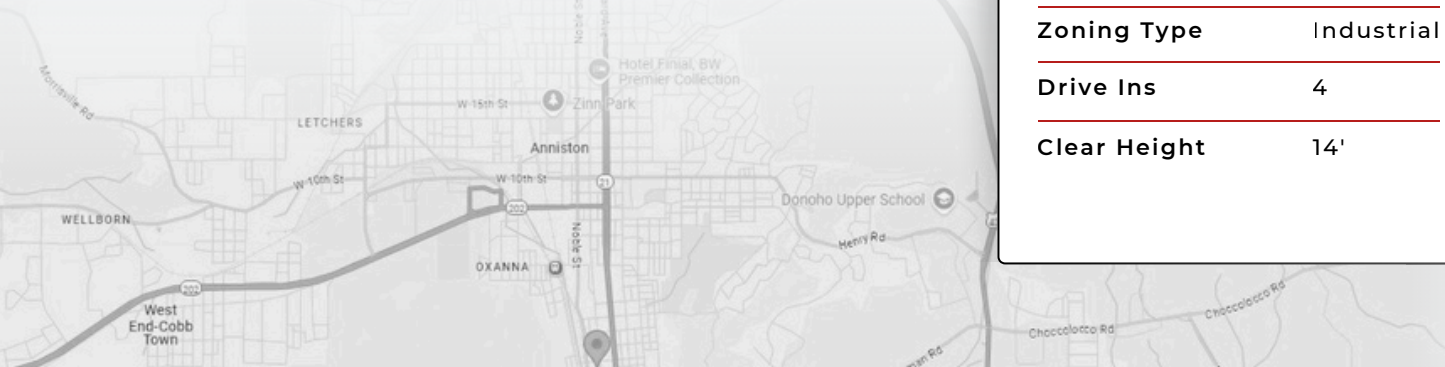
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EXECUTIVE SUMMARY

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

Building SF	16,952 SF
Year Built	1960/1963
Lot Size (Acres)	1.94
Parcel ID	2104172003044000 2104172003043000
Zoning Type	Industrial
Drive Ins	4
Clear Height	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

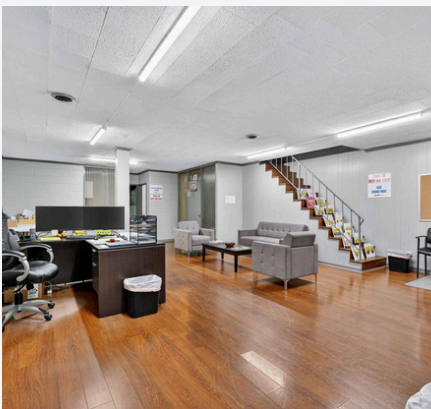
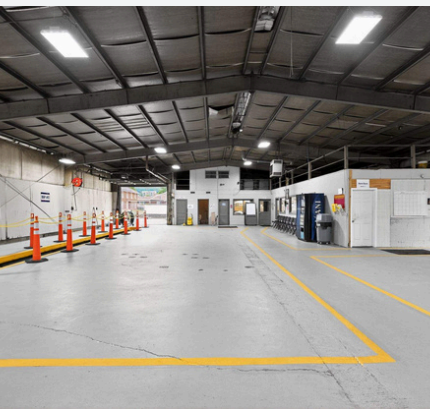
	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$102,613	\$104,310	\$107,330	\$110,439	\$113,638	\$116,932
TAX & INS	\$10,323	\$10,530	\$10,740	\$10,955	\$11,174	\$11,398
EFFECTIVE GROSS REVENUE	\$112,936	\$114,840	\$118,070	\$121,394	\$124,812	\$128,330
OPERATING EXPENSES						
PROPERTY TAX	\$4,023	\$4,104	\$4,186	\$4,269	\$4,355	\$4,442
INSURANCE	\$6,300	\$6,426	\$6,554	\$6,686	\$6,819	\$6,956
TOTAL OPERATING EXPENSES	\$10,323	\$10,530	\$10,740	\$10,955	\$11,174	\$11,398
NET OPERATING INCOME	\$102,613	\$104,310	\$107,330	\$110,439	\$113,638	\$116,932

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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	\$91,789	\$10.20/sqft	06/01/2023	05/31/2028
Space 2	Bradshaw & Pitts LLC	7,952	\$10,824	\$1.36/sqft	08/01/2023	07/31/2028
TOTAL		16,952	\$102,613			



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

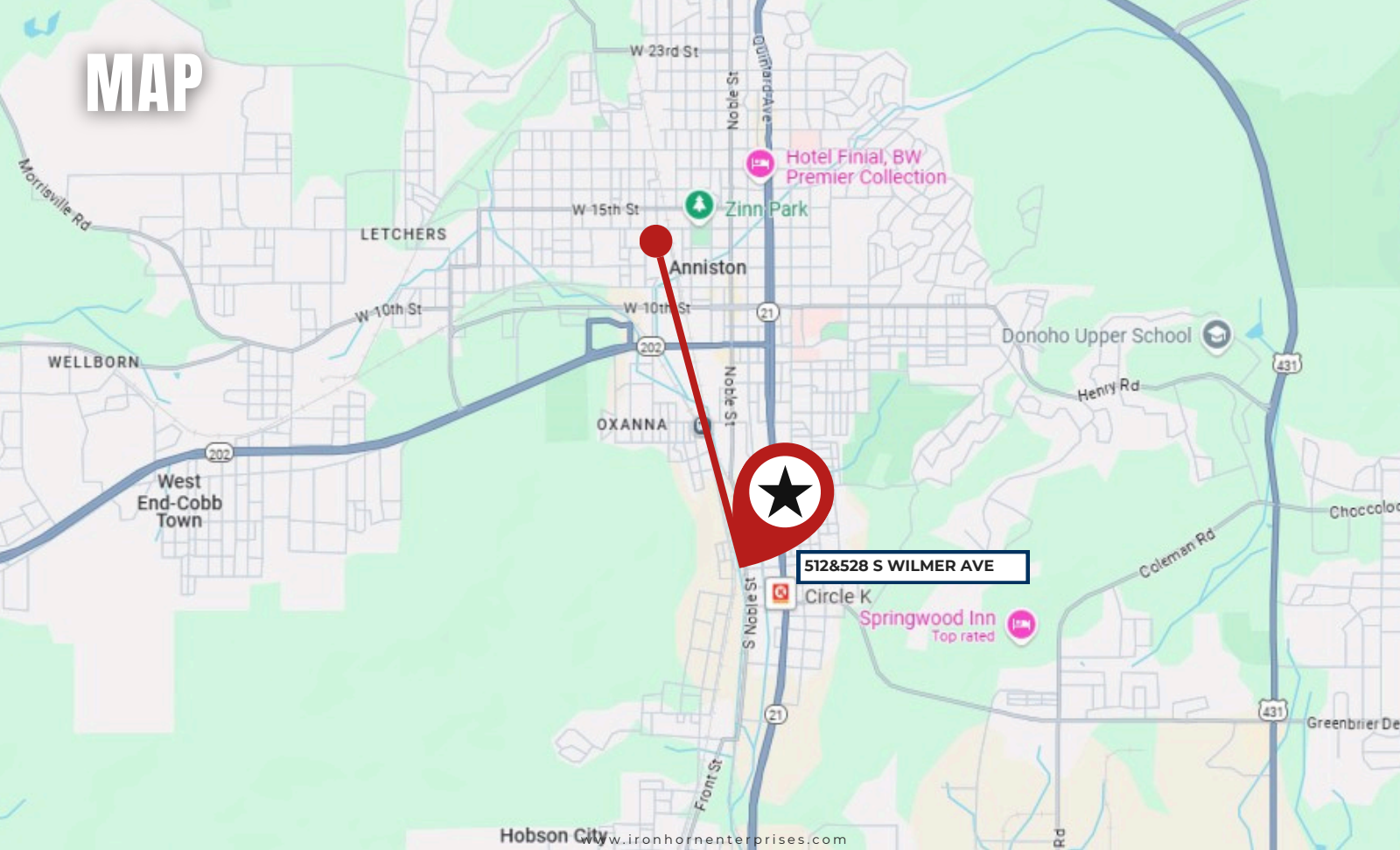
Anniston, AL, located in Calhoun County, is a growing commercial real estate market with a strong focus on industrial and transportation sectors.

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.

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

MAP



512&528 S WILMER AVE

Circle K

Springwood Inn
Top rated

Hobson City

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