



10400 TECHNOLOGY DRIVE

COTTONDALE | ALABAMA | 35453

Confidential Offering Memorandum

CONFIDENTIALITY & DISCLAIMER

This confidential investment offering and other offering materials that may be subsequently provided (collectively, the "Offering Materials") are intended solely for the limited use by a potential purchaser ("Potential Purchaser") in considering whether to purchase Cedars Place in Hoover, Alabama (the "Property"). The Property is controlled by an investment group ("Owner"). For purposes of this Agreement, Graham & Company, LLC ("Graham & Company") is an agent of Owner.

The Offering Materials, which are provided subject to these conditions of offering (the "Conditions of Offering"), contain brief, selected information pertaining to the business and affairs of the Property. It does not, however, purport to be all inclusive or to contain all of the information, which a Potential Purchaser may desire to require. Any party in possession of the Offering Materials is bound by the Conditions of Offering.

All financial and development projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the Owner and Graham & Company. Any graphics or drawings included in the Offering Materials are included to assist the reader in visualizing the Property. The Owner and Graham & Company have made no survey of the Property and assume no responsibility in connection with such matters. The Owner and Graham & Company have had neither a legal review of title or development rights of the Property nor an engineering review with regard to the environmental, physical and mechanical integrity of the Property and no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no liability of any kind whatsoever is assumed by Owner nor Graham & Company with respect thereto.

The Offering Materials relating to a possible sale of the Property (the "Sale Opportunity") which may be furnished to the Potential Purchaser for the Owner by Graham & Company shall continue to be the property of the Owner and Graham & Company. The Offering Materials will be used by the Potential Purchaser and the Related Parties (as hereinafter defined below) solely for the purpose of evaluating the Sale Opportunity and not for any other purpose unrelated to the Sale Opportunity and may not be copied or duplicated without the Owner's or Graham & Company's prior written consent and must be returned to Graham & Company immediately upon requested or when the Potential Purchaser decides not to pursue, or terminates discussions or negotiations with respect to the Sale Opportunity or the Property.

The Potential Purchaser acknowledges that the Sale Opportunity and the Offering Materials are considered confidential and proprietary information of Owner and Graham & Company, and will not disclose the Sale Opportunity, make any Offering Materials available, or disclose any of the contents thereof, to any person without Owner's or Graham & Company's prior written consent; provided however, that the Sale Opportunity and the Offering Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel, advisors, institutional lenders and other capital source(s) ("Related Parties").

Potential Purchaser hereby agrees to indemnify Owner and Graham & Company from any loss or damage, which Owner may suffer as a result of Potential Purchaser's breach of these Conditions of Offering.

Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in the Sale Opportunity and to terminate discussions in connection therewith with any party at any time without notice.

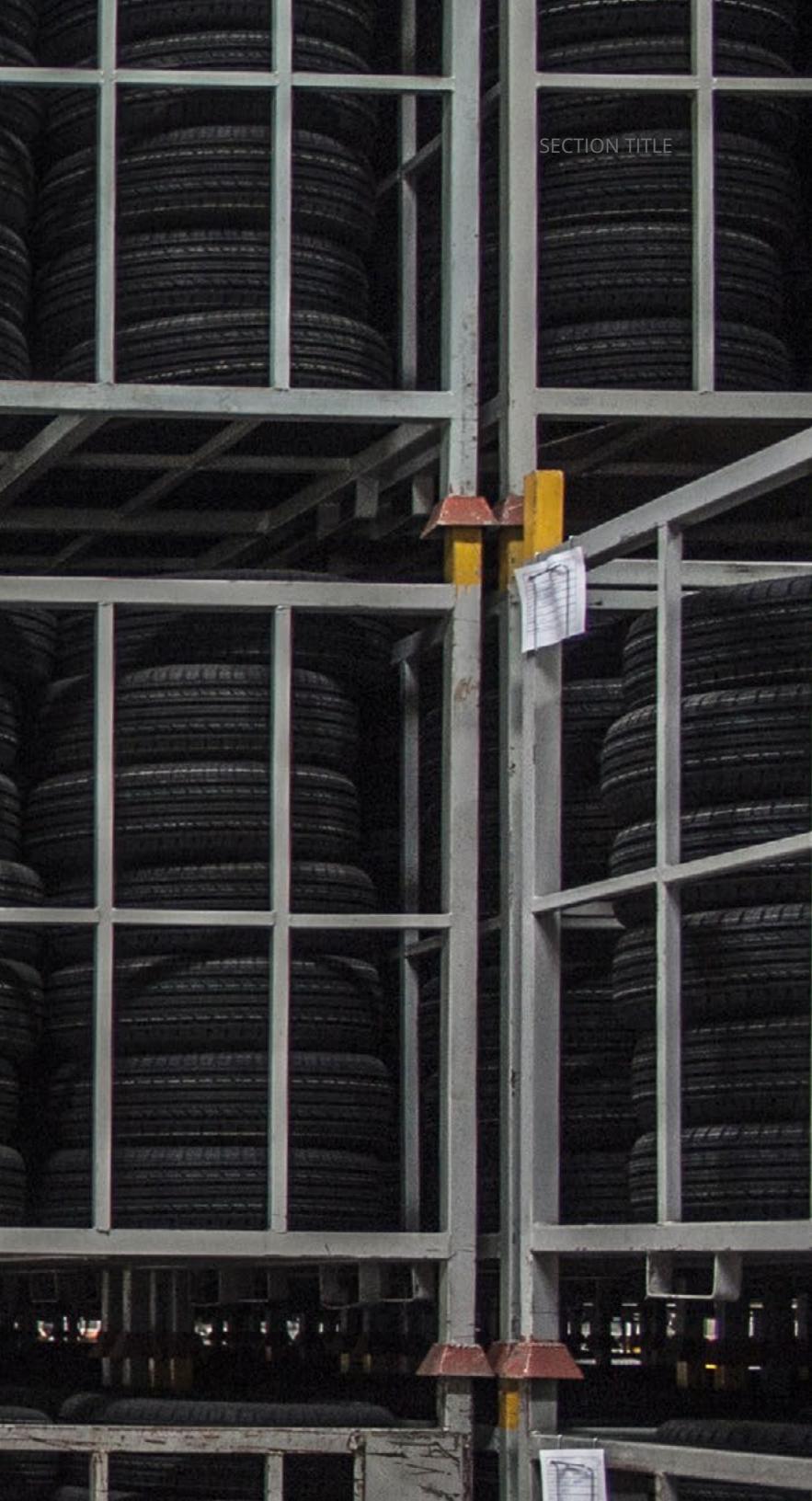
The information provided has been gathered from sources that are deemed reliable, but the Owner and Graham & Company do not warrant or represent that the information is true or correct. You are advised to verify information independently.

The Owner reserves the right to make any change, to add, delete, or modify the information or to withdraw the Sale Opportunity from consideration at any time, without notice.

Furthermore, the inclusion or exclusion of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereafter collectively referred to as "Waste") relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its agents as to the existence or nonexistence of nature of Waste in, under or on the Property, or to create legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or pare thereof. Should you require additional information regarding the Sale Opportunity, please contact Graham & Company & Company at 1801 5th Avenue North, Suite 300, Birmingham, Alabama 35203

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EXECUTIVE SUMMARY

Graham & Company is pleased to present the opportunity to acquire the Michelin Distribution Center in Cottondale, Alabama.



10400 Technology Drive is a 228,000 SF mission-critical distribution facility fully leased to Michelin North America through April 2030. The property supports Sunsouth's delivery operations for the BF Goodrich tire plant, including temperature-controlled storage of specialized rubber compounds. Michelin has made meaningful capital investments in the building to support these functions, emphasizing the facility's strategic importance within their supply chain.

The lease is NNN with minimal landlord responsibilities and steady income backed by a global credit tenant. With full occupancy and a remaining term of 5 years, the asset provides predictable cash flow today while preserving meaningful mark-to-market upside should the tenant ultimately vacate at lease expiration,

The property sits in Cottondale, an established industrial submarket just 10 minutes east of Tuscaloosa, under an hour from Birmingham, and roughly 20 minutes from the 5 million SF Mercedes-Benz U.S. International plant in Vance. This location places the facility in the heart of Alabama's automotive corridor, giving tenants quick access to OEM and Tier 1 suppliers, major labor pools, and I-20/59. The area remains one of the most active and stable industrial pockets in the state, driven by long-term manufacturing and logistics demand.

Set on seven acres with active Norfolk Southern rail service, 21 dock-high doors, a 135-foot truck court, conditioned space, and 27-foot clear heights, the building checks the boxes for modern distribution needs and continues to function well for a wide user base.

PROPERTY SUMMARY

10400 Technology Way | Cottondale | Alabama | 35453

Rentable Area	228,000 SF
Site Size	7 Acres
Leased	100%
Year 1 NOI	\$1,133,024 (\$4.97/SF)
Zoning	General industrial
Year Built	1995
Clear Height	27'
Lighting	LED & metal halide
Loading	21 Dock high / 2 drive-in doors
Rail Served	Norfolk Southern (active)
Construction	Metal
Office	5,000 SF
Sprinkler	ESFR
Roof	Standing metal seam
Truck Court	135'
Other	30,000 SF Conditioned storage

LEASE SUMMARY

Tenant	Michelin North America
Size	228,000 SF
Base Rent PSF	\$3.75 PSF NNN
Amortized TI	\$1.22 PSF
Base Rent + TI	\$4.97 PSF NNN
Annual Rent + TI	\$1,333,024
Initial Lease Term	12 Years
Term remaining	5 Years
Annual Escalations	Flat
Renewal Options	One for an additional five-year term and a second for three years
Renewal Notice	9 months prior to lease expiration
Renewal Base Rent	\$3.75 PSF, NNN
LL Responsibilities	Roof and Structure

SALE PRICE: CONTACT BROKER

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TENANT OVERVIEW - THE MICHELIN NORTH AMERICA

Michelin North America is the U.S. and Canadian operating unit of Michelin Group, one of the world's largest and most respected tire manufacturers in the industry. Headquartered in Greenville, South Carolina, Michelin operates more than 30 production facilities across North America and employs over 20,000 people.

Founded in 1888, Michelin produces premium passenger, commercial, aerospace, agricultural, and specialty tires. The company maintains an AA-level global credit reputation, supported by a diversified product mix and strong international demand. Michelin also owns and operates the BF Goodrich brand, including the BF Goodrich tire plant in Tuscaloosa, one of the company's major U.S. manufacturing sites.







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