

3800 RICHARDSON RD. S.

HOPE HULL, AL 36043

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,050,000
Cap Rate:	7.11%
NOI:	\$216,799
Lot Size:	25.0 Acres
Year Built:	1989
Building Size:	105,004
Zoning:	M-1
Price / SF:	\$29.05

PROPERTY HIGHLIGHTS

- Great Investment Warehouse/Office Building
- Value Add with 65,000 SF Leased, with 45,000 SF Available
- Use: Government, Tech, Call Center, Manufacturing
- National Credit Tenant in place with NN Lease (Landlord to provide multiple renewal options for the tenant to extend the lease beyond the initial lease term)
- 99 Year Ground Lease with 65 Years Remaining / Lease is fully assignable
- Adjacent to the Montgomery Regional Airport
- On-Site Parking for Employees & Customers
- 2.2± Miles from Hwy 80
- 4.4± Miles from I-65 / 5.5± Miles from Hyundai Plant & Glovis America
- Montgomery is an emerging tech hub, actively investing in transformative infrastructure and kick-starting initiatives in both the public and private sectors. Montgomery has a unique alignment of partnerships that creates a special opportunity to connect industry, the local community, the U.S. Air Force and Department of Defense, and multiple Colleges and Universities. TechMGM, Montgomery's comprehensive technology strategy is propelling Montgomery forward as a city of innovation and collaboration. ~TechMGM - MGM Cyber Initiative

JON MASTERS, CCIM

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MOORE COMPANY REALTY CCIM

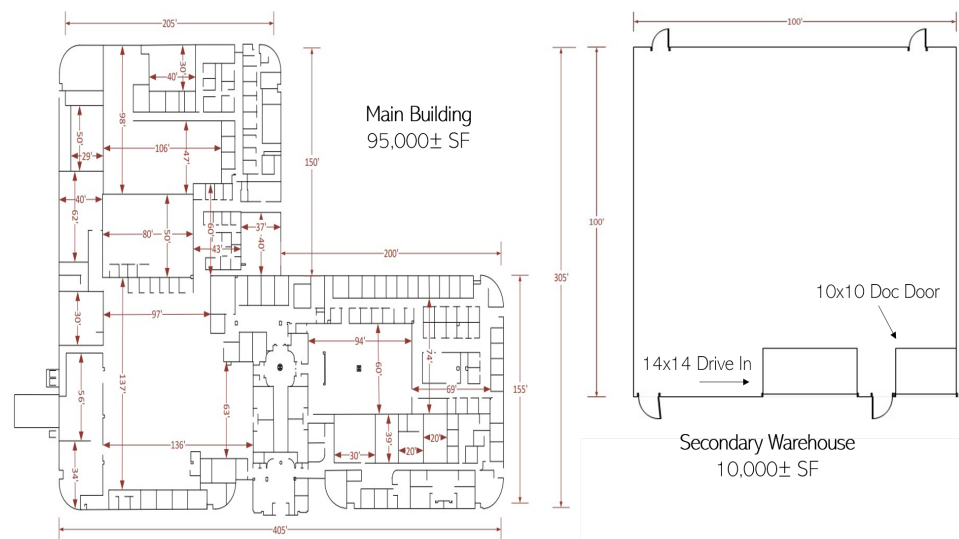
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Additional Photos



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Montgomery City Information



Gerhardt's first North American plant opened in 2019 in Montgomery, AL. Gerhardt plans to invest \$37.9 million in the new facility and employ 235 workers. It was one of the largest economic development announcements in 2019 for the state.



The World-Class Whitewater and Outdoor Lifestyle center is being planned at the gateway to Montgomery, along the I-65 corridor. Design is set to begin in 2019 with construction to follow in 2020, and an Opening Date in 2022.



F-35 jets will arrive in Montgomery, AL in the fall 2023. Military construction funding has climbed to more than \$55 million so far. This money will be bid out to local and state contractors over the next 2-4 years.

Dannelly Field a preferred basing location for the F-35. Montgomery and the Alabama Air National Guard, bringing millions in military construction dollars and improvements to the 187th Fighter Wing footprint at the airport as well as providing additional opportunities to engage with major players in defense contracting, including Lockheed Martin.

The F-35 program is ramping up production and sustainment to meet increasing demand. The company is preparing to increase production volume year-over-year to hit a rate of approximately 160 aircraft per year in 2023. In addition to the major positives the jet program is bringing the River Region and the state, it generates an economic impact to the entire United States of more than \$31 billion.

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Retail Map



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