

OFFERING MEMORANDUM

17490 BROOKWOOD PARKWAY | VANCE, AL 35490



SHANNON WALTCHACK
WE LOVE REAL ESTATE



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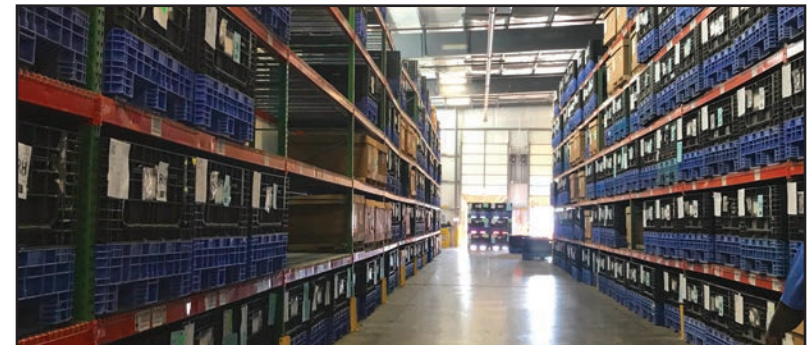


OFFERING

This is a single-tenant industrial manufacturing facility located in Vance, AL. The property is situated in Tuscaloosa County, AL between Tuscaloosa and Birmingham, the property has an excellent location to serve both cities. This facility is located within two miles of the Mercedes-Benz U.S. International Manufacturing Plant.

BUILDING SIZE	169,115 SF
LOT SIZE	10.67 acres
SALE PRICE	Call for Pricing
LEASE RATE	\$4.95 PSF / NNN

PROPERTY TYPE	Single Tenant Industrial
ADDRESS	17490 Brookwood Parkway, Vance, AL 35490
COUNTY	Tuscaloosa County
SUBMARKET	West Central Alabama
YEAR BUILT / ADDITION	2003, 2010, 2013
LOT SIZE	10.67 acres
GROSS RENTABLE AREA	169,115 SF
WAREHOUSE SF	164,115 SF
OFFICE SF	5,000 SF
DOCK-HIGH DOORS	13
DRIVE-IN DOORS	3
CEILING HEIGHT	26-30' clear



3-PHASE POWER	480v / 2000
SPRINKLER	Fully EHD - Extra Hazard Density
WAREHOUSE HEATERS	Fully Conditioned
HVAC	18 units
FLOORING	6" Reinforced Slab





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ID	Company	ID	Company
1	2a USA, Inc.	27	Inteva Products, LLC
2	Adient Clanton Inc.	28	Kamtek Inc.
3	AGC Automotive Alabama, Inc.	29	Kemmerich USA L.P.
4	Antolin Alabama Inc.	30	Koller-Kraft South
5	ARD Logistics-Alabama, LLC	31	Lear Operations Corporation
6	BLG Logistics, Inc.	32	Metalsa Tuscaloosa Inc.
7	BOCAR Group	33	MISA Metal Blanking, Inc.
8	Bolta US Ltd.	34	MöllerTech USA, LLC
9	BORBET Alabama, Inc.	35	Oerlikon Balzers Coating USA, Inc.
10	SUBJECT PROPERTY	36	Prince Metal Stampings USA
11	Boysen USA Alabama, LLC	37	Rausch & Pausch LP
12	Brose Tuscaloosa, Inc.	38	Recticel North America, Inc.
13	Choice Fabricators, Inc.	39	REHAU Incorporated
14	Decatur Plastic, Inc.	40	Ridgeview Industries, Inc.
15	Eberspächer North America, Inc.	41	SAS Automotive Systems
16	Eissmann Automotive North America, Inc.	42	Schmidt Automotive USA LP
17	Faurecia Interior Systems, Inc.	43	SMP Automotive Systems Alabama Inc.
18	Faurecia Interior Systems, Inc.	44	Stamped Products, Inc.
19	Fehrer Automotive North America LLC	45	Straehle + Hess USA, Inc.
20	Flex-N-Gate Alabama, LLC.	46	Toyota Boshoku America
21	G&B Global	47	Truck and Wheel Group Corporation
22	Gerhardi Kuntstofftechnik	48	Voestalpine Automotive Body Parts Inc.
23	Gestamp North America, Inc.	49	Weidplas North America, LLC
24	International Automotive Components (IAC)	50	WKW Erbsloeh Automotive GmbH
25	Intertec Systems LLC	51	ZF Chassis Systems Tuscaloosa LLC
26	Inteva Products, LLC		

Alabama is home to vehicle assembly plants for Mercedes-Benz, Honda, Hyundai, and Toyota-Mazda (announced 2018) as well as an engine assembly plant for Toyota. They are joined by a growing list of automotive suppliers – Kamtek, Lear, ZF, Topre, Gestamp, Mando, Mobis, Flex-N-Gate, Fleetwood Metals, and North American Lighting.



- Alabama ranked **third** nationally in export dollars for motor vehicles in 2017
- Alabama ranks **5th** nationally in car and light truck production
- Alabama automakers produced nearly **1 million cars** and light-trucks in 2017
- A total of **10 car and light truck models** are currently produced in the state
- Alabama automakers produced nearly **1.7 million automotive engines** in 2017
- Alabama's export dollars for vehicles and vehicle parts rose to **\$9.5 billion** in 2017



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AUTO AND AEROSPACE MANUFACTURERS



The manufacturing facility where the GLE SUV, GL SUV, C-Class and the GLE Coupe are built is located on 966 acres in Vance, AL. The campus includes 5 million square feet of facilities with two large body shops, a paint shop, two assembly shops and a logistics center.

GOAL
Alabama's best, building nothing but the best.



Mercedes-Benz originally invested approximately \$400 Million. By 2018 their total capital investment for all product lines is more than \$6 billion (USD). Their team in Vance is composed of approximately 3,700 Team Members.

RECENT Mercedes-Benz Press Release

In September 2017, Mercedes-Benz Cars announced plans to expand its production footprint in Alabama and the United States with a \$1 billion investment for their second campus. On October 5th, 2018, Markus Schäfer - Member of the Divisional Board of Mercedes-Benz Cars, Production, and Supply Chain – shared the latest details on Mercedes-Benz' continued investment in Alabama and our new era of electromobility. In addition, they showcased our latest model – the all-new 2020 Mercedes-Benz GLE Sport Utility Vehicle.

The new campus in Bibb County–located near the existing passenger-car plant–is part of their continued quest to manufacturer the world's most attractive vehicles.



BIRMINGHAM



Why Birmingham? The wonderful climate, tree-blanketed and hilly terrain, and the wonderful hospitality of the people make Birmingham an ideal place to live. Birmingham has outstanding communities and public and private schools, colleges and universities, including a world-class medical research university at the University of Alabama at Birmingham (UAB).

Birmingham is home to the Birmingham Civil Rights District National Monument, a progressive business climate that fosters growth, a revitalized downtown where people go to work, live and play, and an unparalleled food and art scene that has grabbed the attention of visitors and publications from across the world.

Metropolitan Birmingham is located at the southern terminus of the Appalachian Mountains. The region enjoys a moderate winter and hot summers. The average annual temperature for the Birmingham region is a low of 50.9 degrees and a high temperature of 73.4 degrees

Metropolitan Birmingham is positioned at the center of Alabama's outdoor recreation amenities. Several large-scale lakes, state parks and national forest are located within a 1.5 hour drive from downtown Birmingham, including Alabama's largest state park, Oak Mountain; Alabama's only Wild and Scenic River, the Sipsey River; the Cahaba River, ranked among the nation's most scenic and biologically diverse rivers; and Smith Lake, ranked among the cleanest lakes in the U.S.

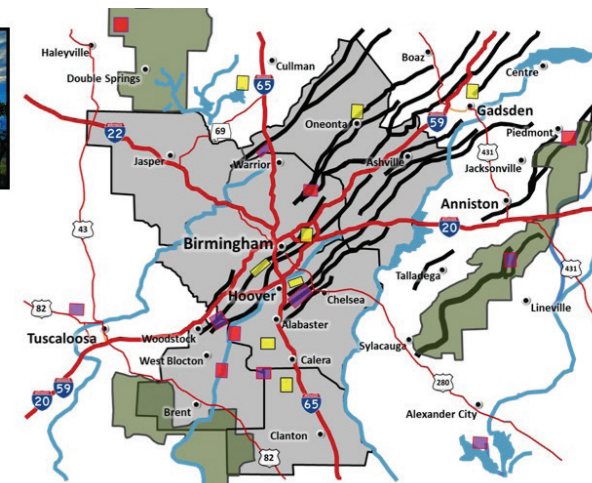
With one of the lowest costs of living of any major metro in the Southeast, Birmingham is one of America's best-kept secrets.

HIGHLIGHTS

- Most green space per capita in the nation
- 25-minute commute time – less than other major U.S. metros
- 1.1 million people



- Major Ridge
- National Forest
- State Park
- Regional Park
- Nature Preserve



BIRMINGHAM: JOB GROWTH


Birmingham is and has always been a city for builders, from steel mills to startups. The Magic City is focused on becoming a magnet for the next generation of purpose-driven builders interested in spurring innovation and entrepreneurship. Birmingham ranks as one of the most important business and banking centers in the Southeastern U.S. Birmingham, and is the cultural and entertainment capital of Alabama with its numerous art galleries in the area. Birmingham hosts numerous cultural festivals showcasing music, films, and regional heritage.

BIRMINGHAM'S MAJOR EMPLOYERS



COMPANY	# OF JOBS
UAB	21,245
Regions Financial Corporation	9,000
Children's of Alabama	4,800
St. Vincent's Health System	4,786
Baptist Health System, Inc.	4,633
AT&T	4,517
Honda Manufacturing of AL	4,500
Alabama Power Co.	3,982

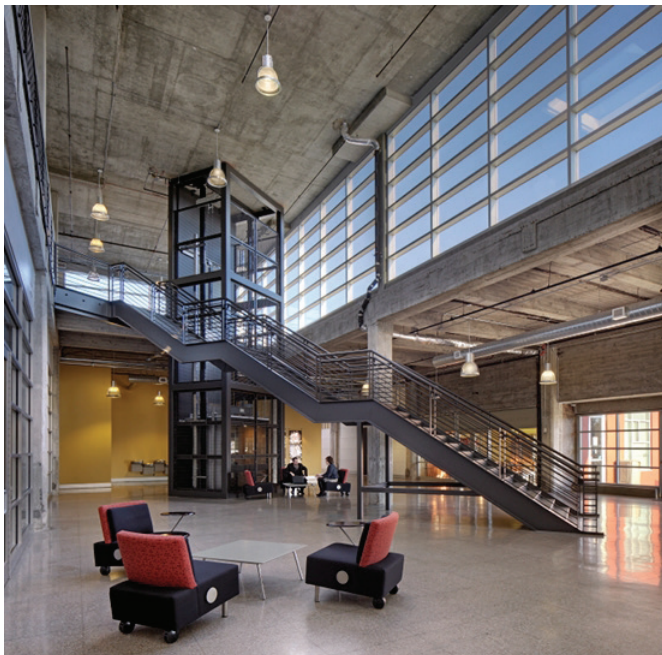
*Source: Birmingham Business Alliance



BIRMINGHAM: INNOVATION & TECHNOLOGY



Children's Hospital

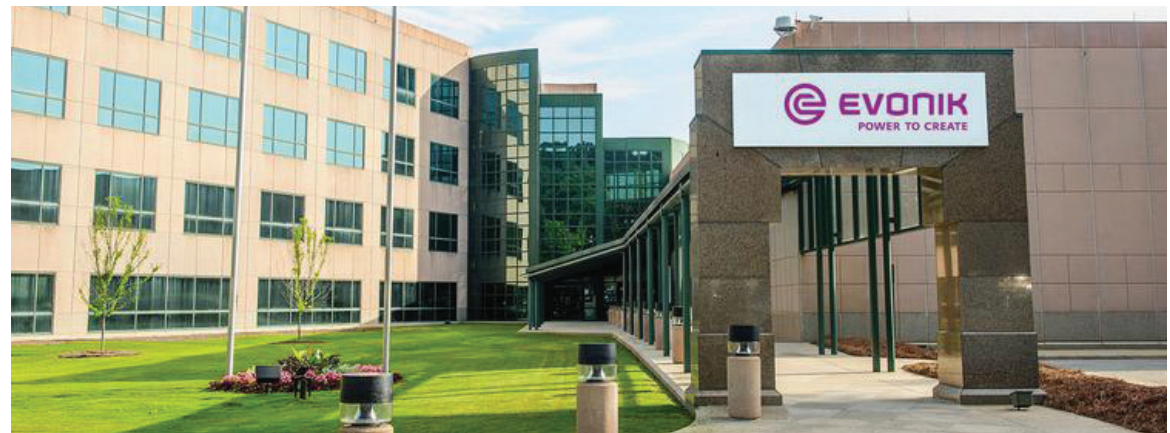


Innovation Depot

Innovation and technology thrive in the Birmingham seven-county region. The regional innovation ecosystem is supported by major assets such as the University of Alabama at Birmingham, the largest employer in Alabama with \$538 million in research expenditures in 2017, Southern Research, with seven FDA-approved drugs on the market, and Innovation Depot, the largest and most successful business technology incubator in the Southeast.

Birmingham is a regional hub for health care, with 21 hospitals in the region that collectively had over 1 million patient days in 2016. It is one of the largest banking markets in the United States and is home to numerous angel and venture capital groups. It is strategically located in Southeastern U.S. – within 175 miles of Atlanta, GA, and Nashville, TN.

Birmingham is also home to hundreds of technology-based companies. Some of the largest and most notable biotechnology employers in the region include Evonik, which specializes in drug delivery technologies and manufacturing for pharmaceutical, biotechnology, and medical device companies and employs 800 people in Alabama; Steris/IMS, a global infection prevention, decontamination and surgical and critical care company; and Oxford Pharmaceuticals, which recently opened a new drug manufacturing facility in Birmingham.



BIRMINGHAM: ECONOMIC ADVANCEMENT



Having more than 3,509 new jobs and \$1,099,353,087 million in capital investment announced in 2015, the Birmingham region is realizing its potential as a powerhouse in Alabama and the Southeast. In fact, Birmingham's 3.8% GDP growth from 2011 to 2012 outpaced not only Alabama's other metros, but also the nation, which averaged growth of 2.5%.

- Over \$1 Billion invested in Birmingham region in 2015
- Birmingham's 3.8% GDP growth outpaced both Alabama and the U.S. (2011-2012)

Boasting an excellent transportation infrastructure; low cost of living and doing business; unprecedented collaboration and support among local business leaders, a world-class research institution at the University of Alabama at Birmingham; a thriving technology and innovation ecosystem; and a 21st century workforce, the economic development climate in Birmingham has been the recent focus of media across the nation.

- Excellent transportation infrastructure
- Low cost of living and cost of doing business
- Incredible collaboration and support from political leaders
- Thriving technology and innovation ecosystem



BIRMINGHAM: ACCOLADES

"Birmingham named #1 City where a Dollar Stretches the Furthest" —Forbes, 2017



- 2018 - #1 Top Metro Area in the U.S. for Jobs in Healthcare, Adobo
- 2018 - Top Ten Markets for Home Buyers, Owners.com
- 2018 – Up-and-coming Tech Hotspot, Livability
- 2018 - James Beard Winner “Outstanding Restaurant” - Highlands Bar & Grill
- 2018 - James Beard Winner “Outstanding Pastry Chef” - Dolester Miles of Highlands Bar & Grill
- 2017 – Top 25 Best Cities to Find a Job, Glassdoor
- 2017 – Top 52 Places to Go in 2017, *The New York Times*
- 2017 – Mountain Brook & Oak Mountain High school ranked among top 10 high schools in Alabama
- 2017 - Top 10 Cities with the Fastest Growing Incomes, Smart Asset
- 2017 – US Steel get approval for large Hoover Development
- 2017 - STERIS/IMS investing \$1.6 Million for its Birmingham
- 2016 - One of Nation’s Best Places to Start a Business, WalletHub
- 2016 - 18th Happiest City for Workers, Indeed Hiring Lab
- 2016 - Best Places to Live, U.S. News and World Report



TUSCALOOSA

Tuscaloosa has traditionally been known as the “Druid City” because of the numerous water oaks planted in its downtown streets in the 1840s. With hundreds of restaurants, activities, museums and parks, it has managed to become one of Alabama’s most progressive cities. Located along the riverbanks of the Black Warrior River, the city is home to The University of Alabama.



POPULATION GROWTH

Enrollment at The University of Alabama has helped push Tuscaloosa’s population to more than **100,000** for the first time, according to UA’s Center for Business and Economic Research. The City of Tuscaloosa reached **100,000** residents in 2017, according to the recently released U.S. Census Bureau’s new population estimates for cities and towns. Tuscaloosa has been among the top five places in Alabama with the largest annual numeric increases in population since 2010.

AVERAGE HOUSEHOLD INCOME \$58,443

HOUSEHOLDS 39,313

FAMILIES 18,790

RAPIDLY GROWING MARKET

Tuscaloosa has strong growth trends and a diverse economy. Tuscaloosa was voted one of 2018 best places to find a job coming in at 12th on the list of 386 metros by Zippia, a career research firm based in San Francisco, CA. Over 2,700 new jobs have been announced and are expected to begin by 2020. Catalysts include the \$1 billion Mercedes-Benz expansion and the quickly growing University of Alabama. Since 2007 over \$282 million has been invested into Downtown Tuscaloosa in immediate proximity to the property. Also, in order to handle the demand driven by the university and the job growth in the city, over 8,000 beds have been delivered near downtown driving restaurant and retail demand for this location.



TUSCALOOSA

THE UNIVERSITY OF ALABAMA®

ENROLLMENT CHART

Fall 2014	36,155
Fall 2015	37,100
Fall 2016	37,665
Fall 2017	38,563
Fall 2018	38,392



After a decade of unprecedented growth, The University of Alabama is now the fastest growing flagship in the nation. As enrollment has risen from 23,878 in 2006 to 37,100 in 2015, so have the challenges associated with offering the infrastructure needed to accommodate the growing needs of our students and faculty. Twelve new residence halls, 88 total facilities and 577 acres of land have been added in the last 10 years, and an ambitious campus master plan is being implemented.

The University of Alabama has been a major catalyst for growth of Tuscaloosa and has now been ranked the fastest growing flagship university in the nation. U.S. News and World Report ranks The University of Alabama's Manderson Online Business Master's programs 13th in the nation and PRWeek Magazine has recognized the public relations program in The University of Alabama's College of Communication and Information Sciences as one of the top five programs in the nation eight times. Public Accounting Report's 2017 rankings place UA's Culverhouse School of Accountancy's undergraduate program seventh overall. The prestige, size, and growth of U of A will continue to drive economic activity and especially vibrancy in nearby downtown where the property is located.



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