

INVESTMENT OPPORTUNITY

W & O SUPPLY

RANGELINE RD @ I-10
MOBILE, AL



251-473-7517
www.mcaleertunstall.com



\$3,128,000
6.75% CAP

INVESTMENT OVERVIEW

PRICE: \$3,128,000—CAP RATE 6.75%
(on current net rent of \$211,145)

PROPERTY DETAILS

Address: 4766 Rangeline Rd.
Mobile, AL

Building Area: 39,000 SF
Office Area: 7,420 +/- SF
Land Area: 2.8 +/- Acres

Road Frontage: 700 FT +/- Rangeline Rd.

Year Built: 2009

LOCATION

Just South of Interstate 10 Intersection with Rangeline Rd. Excellent visibility with 700 ft of road frontage and immediate access to I-10 East or West.

Regional distribution centers for Wal-Mart and Amazon are located nearby along the I-10 corridor.

LEASE OVERVIEW

Tenant: W & O Supply, Inc.

Original Lease Date: 6/11/2008
Lease Renewal: 2/21/2018
Lease Expiration: 5/31/2024

Base Annual Rent: \$246,090
Current Net Rent: \$211,145
Insurance: Paid by Landlord
(Tenant pays increase over base year.)

Taxes: Paid by Landlord
(Tenant pays increase over base year.)

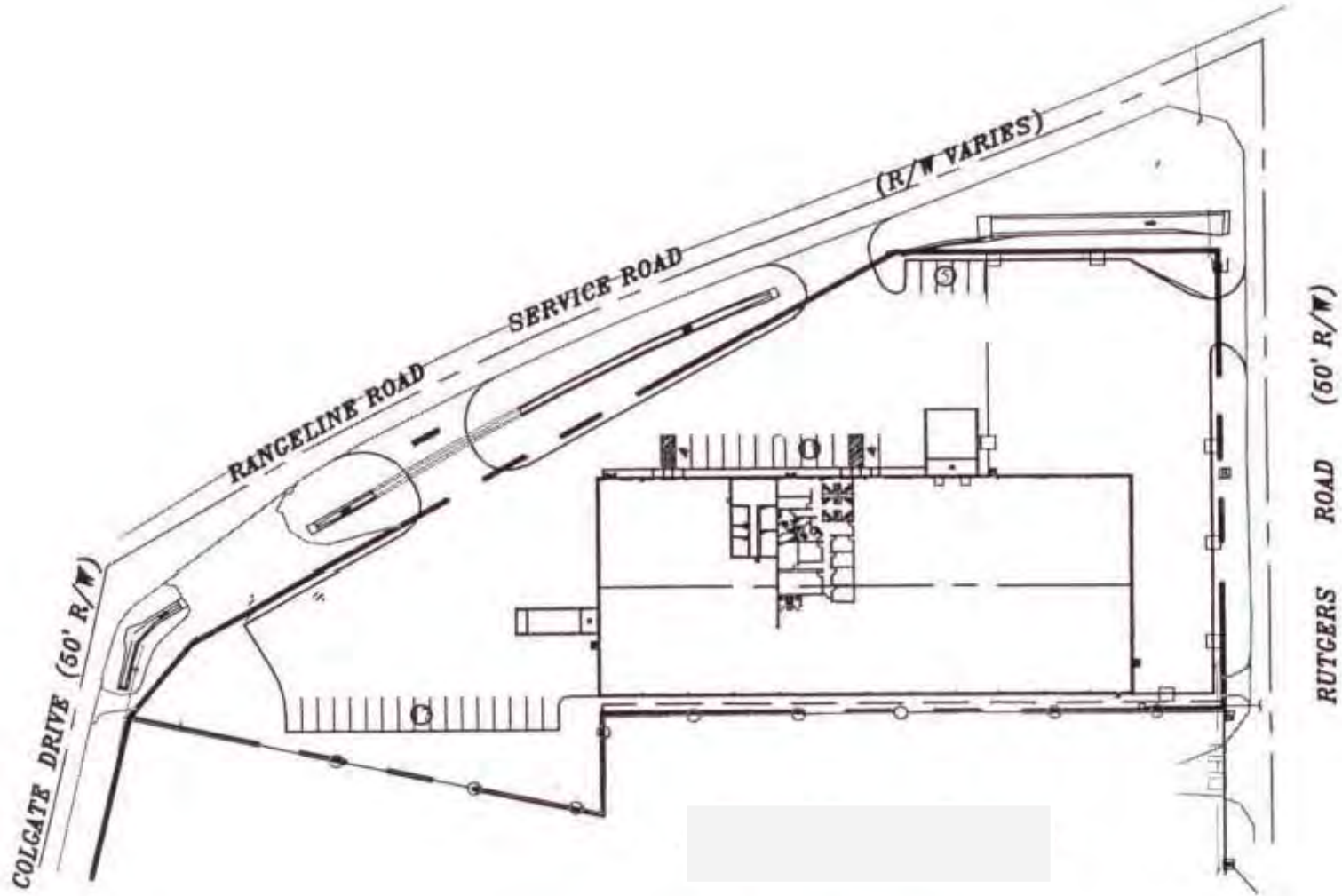
Roof & Structure: Paid by Landlord

TENANT

W&O Supply is the largest marine piping supplier in the United States. Among their local client base is Austal USA. W&O is a wholly owned subsidiary of the international conglomerate PON Holdings B.V. of the Netherlands. Prior to locating at Rangeline Rd., W&O operated in Mobile from a facility at Brookley Field for approximately 15 years.

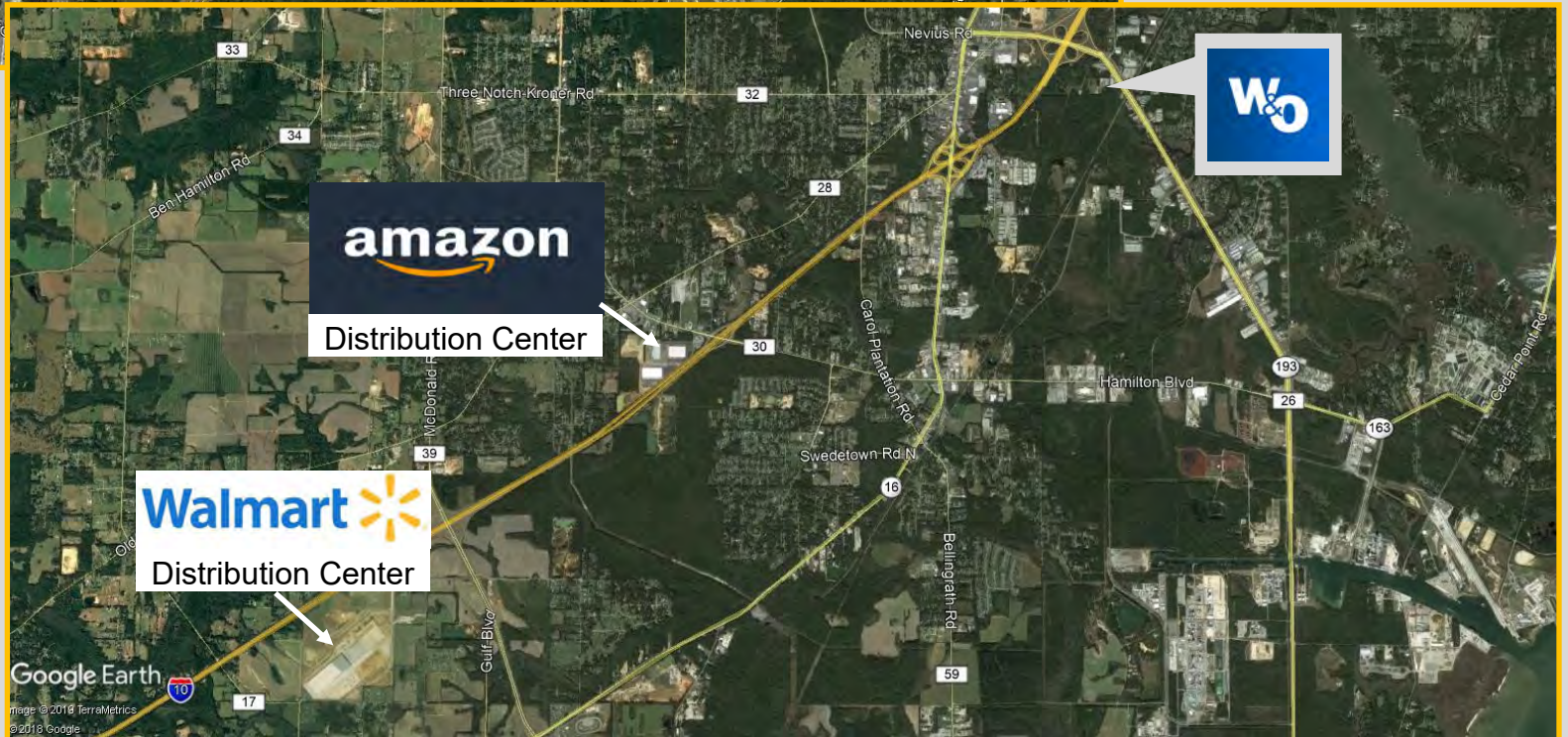
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SITE PLAN



SITE PLAN
SCALE: 1" = 60'

LOCATION AERIALS



ADDITIONAL PHOTOS



MOBILE, ALABAMA

- The subject property is located in the City of Mobile, the third most populous city in Alabama and county seat of Mobile County.
- Mobile MSA is the third-largest metropolitan statistical area in the states, with a total population of 600k+ residents.
- The Port of Mobile, the 12th largest port in the United States, plays a key role in the economic health of the City.



CONTACT INFORMATION

Should you have any questions or require additional information please contact our office:



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