OFFERING MEMORANDUM

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

2816 E Meighan Blvd, Gadsden, AL 35903
700 Howe Blvd, Gadsden, AL 35903
2716 Fields Rd, Gadsden, AL 35903

Marcus & Millichap

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OFFERING SUMMARY

2816 E MEIGHAN BLVD

Listing Price	Cap Rate	Price/SF
$1,575,000	**8.30%**	**$93.20**

FINANCIAL

Listing Price	$1,575,000
Down Payment	35% / $551,250
NOI	$130,765
Cap Rate	8.30%
Price/SF	$93.20
Average Rent	$7.78/SF
Occupancy	100%

PROPERTIES

Number of Properties	3
Total Square Feet	13,300
Year Built/Renovated	2021, 2025, 2026
Total Number of Tenants	6

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

GADSDEN, AL

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a three-property small-bay industrial portfolio located in the growing industrial market of Gadsden, AL. With a metro population of 100,000+, Gadsden is located off I-59 between Birmingham (60 miles) and Chattanooga (90 miles). The portfolio consists of approximately 16,900 square feet across three strategically positioned industrial assets and offers investors a diversified mix of stable tenancy, contractual rent growth potential, and minimal landlord responsibilities through predominantly NNN lease structures.

The portfolio is currently occupied by six tenants spanning construction, plumbing, trucking, and service-related industries, providing diversified income streams and reducing reliance on any single occupant. The anchor tenant, P&M Outdoor Structures, occupies a 4,000-square-foot facility under a new 10-year NNN lease, creating a long-term foundation of cash flow. Additional tenancy includes Ultimate Plumbing, which occupies a 4,000-square-foot building under a five-year NNN lease, along with three tenants leasing a recently renovated 4,000-square-foot multi-tenant industrial building. The final asset consists of a 1,300-square-foot warehouse leased to Platinum Trucking.

The portfolio benefits from a weighted average remaining lease term of approximately five years, providing a balance of near-term stability and future upside through scheduled lease renewals and mark-to-market opportunities. All properties have either been newly constructed or substantially renovated in recent years, significantly reducing anticipated capital expenditures and deferred maintenance concerns for future ownership.

INVESTMENT HIGHLIGHTS

- Three-property industrial portfolio totaling approximately 16,900 SF
- Predominantly NNN lease structures with limited landlord obligations
- Weighted average remaining lease term of approximately five years
- Recently constructed and renovated improvements minimizing near-term capital expenditures

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

PROPERTY PHOTOS

2816 E Meighan Blvd

700 Howe Blvd - Building 1

700 Howe Blvd - Building 2

2716 Fields Ave

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

PROPERTY DETAILS

LEASE & PROPERTY SUMMARY - 2816 E MEIGHAN BLVD

GLA	4,000 SF
Land (AC)	
Year Built/Renovated	2021/2026
NOI	$36,000
Tenant	P&M Outdoor Structures
Lease Expiration	10/1/35
Lease Structure/Guarantee	NNN/Personal
Rent Increases	2% Annually
Dimensions	Eaves: 18'; Center Height: 22'
Doors	One (1), 12x12 Drive-In

LEASE & PROPERTY SUMMARY - 700 HOWE BLVD - BUILDING 2

GLA	4,000 SF
Land (AC)	-
Year Built/Renovated	2026
NOI	$40,200
Tenants	Urban Vault, Inkaholicz, Echory TV
Lease Expirations	2/24/28, 7/1/29, 6/19/27
Lease Structure/Guarantee	NNN/Personal (All Tenants)
Rent Increases	3% Annually
Dimensions	Eaves: 18'; Center Height: 22'
Doors	Three (3), 12x12 Drive-Ins

LEASE & PROPERTY SUMMARY - 700 HOWE BLVD - BUILDING 1

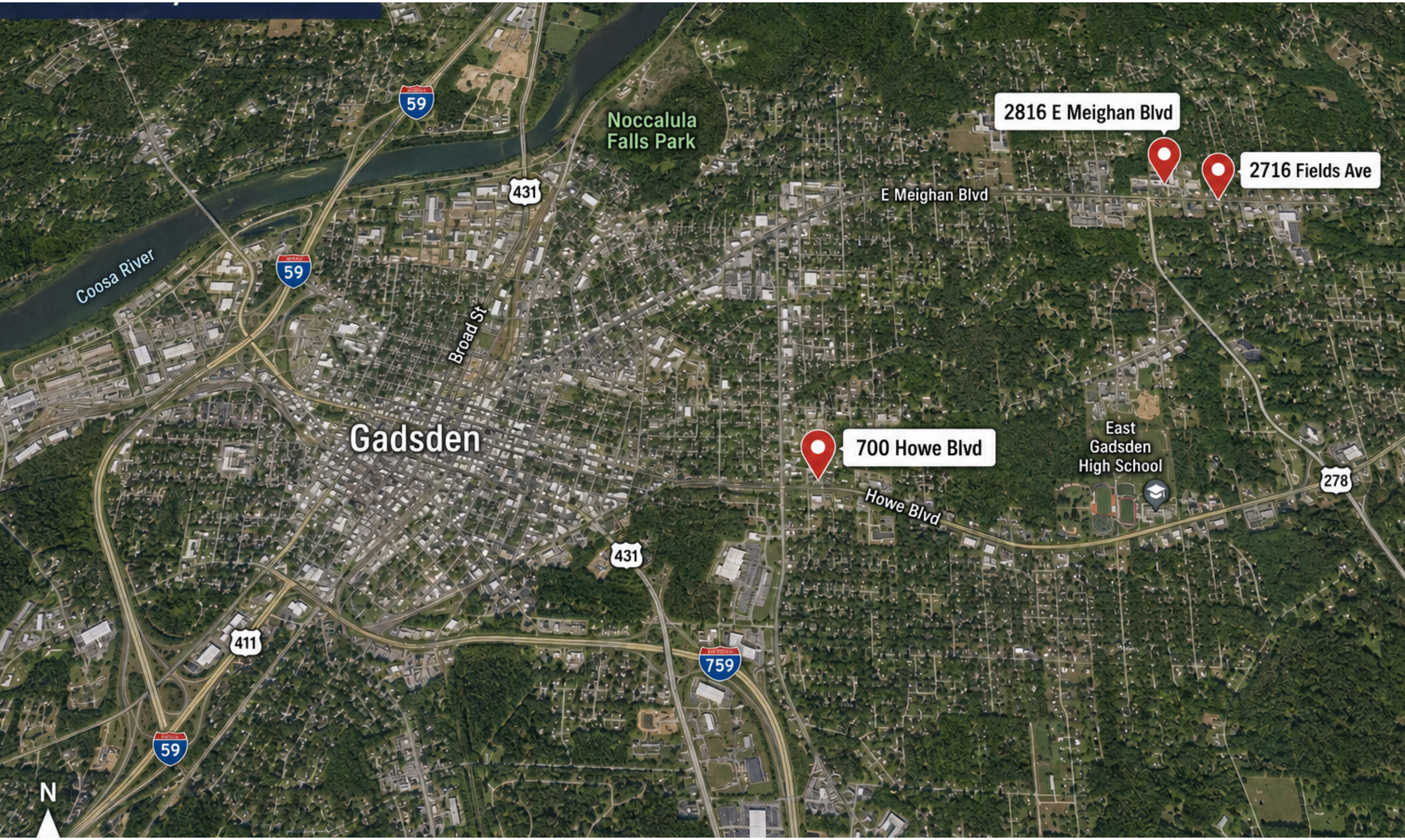
GLA	4,000 SF
Land (AC)	-
Year Built/Renovated	2025
NOI	$36,000
Tenant	Ultimate Plumbing & Septic
Lease Expiration	8/20/30
Lease Structure/Guarantee	NNN/Personal
Rent Increases	3% Annually
Dimensions	Eaves: 14'; Center Height: 19'
Doors	One (1), 12x12 Drive-In

LEASE & PROPERTY SUMMARY - 2716 FIELDS AVE

GLA	4,900 SF (1,300 SF Office / 3,600 SF Shop)
Land (AC)	-
Year Built/Renovated	1975/2026
NOI	$19,200
Tenant	Platinum Trucking
Lease Expiration	6/7/27
Lease Structure/Guarantee	Mod Gross/Personal
Rent Increases	None
Dimensions	Eaves: 12'; Center Height: 14'
Doors	Three (3), 10x10 Drive-Ins

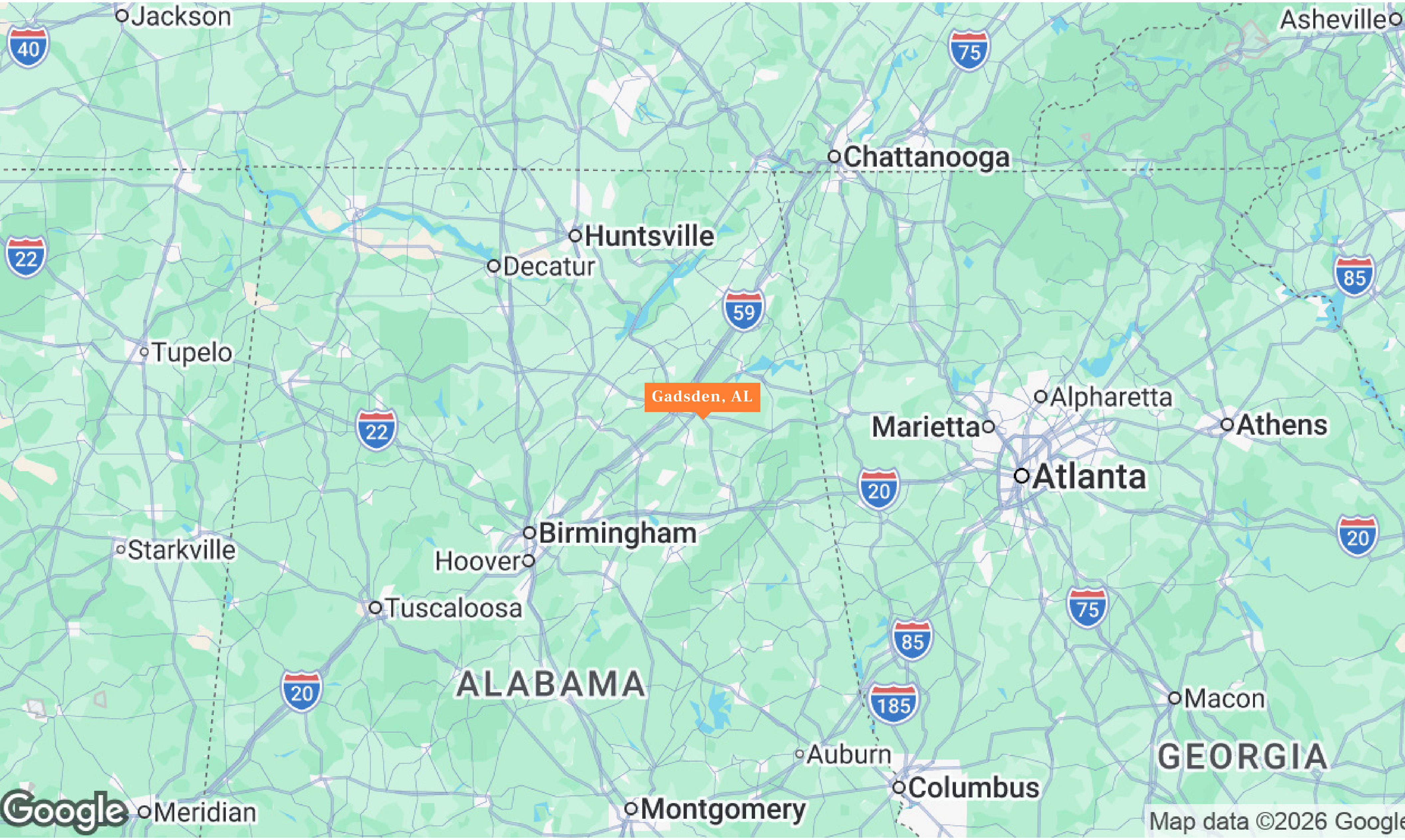
GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

AERIAL MAP



GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

REGIONAL MAP



GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

FINANCIAL DETAILS

As of June,2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
2816 E Meighan - P&M Outdoor Structures	100	4,000	23.7%	10/1/25	10/1/35	$9.00	$3,000	$36,000	$36,000	Oct-2026	$3,060	NNN	Annual 2% Escalations
700 Howe - Ultimate Plumbing	Building 1	4,000	23.7%	8/20/25	8/20/30	$9.00	$3,000	$36,000	$36,000	Aug-2026	$3,090	NNN	Annual 3% Escalations
700 Howe - Urban Vault	Building 2A	1,334	7.9%	2/24/26	2/24/28	$10.79	$1,200	$14,400	$14,400	Feb-2027	$1,236	NNN	Annual 3% Escalations
700 Howe - Inkaholicz	Building 2B	1,333	7.9%	7/1/26	7/1/29	$10.80	$1,200	$14,400	$14,400	Jul-2027	$1,236	NNN	Annual 3% Escalations
700 Howe - Echory TV	Building 2C	1,333	7.9%	6/19/26	6/19/27	$8.55	$950	$11,400	$11,400	Jun-2027	$978	NNN	Annual 3% Escalations
2716 Fields - Platinum Trucking	100	4,900	29.0%	6/7/26	6/7/27	$3.92	$1,600	$19,200	$19,200	Jun-2026		Modified Gross	
Total		16,900				$7.78	$10,950	$131,400	$131,400				

Occupied Tenants: 6	Unoccupied Tenants: 0	Occupied Rentable SF: 100.00%	Unoccupied Rentable SF: 0.00%
	Total Current Rents: $131,400	Occupied Current Rents: $131,400	Unoccupied Current Rents: $0

Model assumes seller will continue to pay taxes and insurance for 2716 Fields only ($450 & $1,150 annually, respectfully)

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

FINANCIAL DETAILS

SUMMARY	
Price	$1,575,000
Down Payment	$551,250
Down Payment %	35%
Number of Suites	6
Price Per SqFt	$93.20
Rentable Built Area (RBA)	16,900 SF
Lot Size	3.4 Acres
Year Built/Renovated	2023
Occupancy	100.00%

RETURNS	Current	Pro Forma
CAP Rate	8.29%	
Cash-on-Cash	9.33%	
Debt Coverage Ratio	1.65	

Financing	1st Loan
Loan Amount	$1,023,750
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

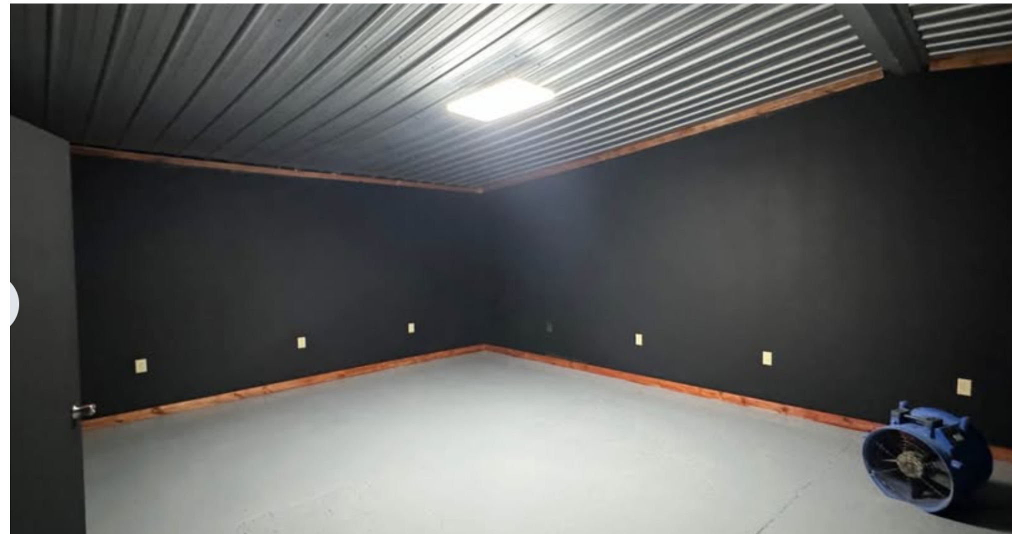
INCOME		Current
Scheduled Base Rental Income		$131,400
Total Reimbursement Income	47.4%	$753
Potential Gross Revenue		$132,153
Effective Gross Revenue		$132,153
Less: Operating Expenses	1.2%	($1,590)
Net Operating Income		$130,563
Cash Flow		$130,563
Debt Service		($79,152)
Net Cash Flow After Debt Service	9.33%	$51,411
Principal Reduction		$18,223
Total Return	12.63%	$69,634

Operating Expenses	Current
Insurance	$1,140
Real Estate Taxes	$450
Total Expenses	$1,590
Expenses/Suite	$265
Expenses/SF	$0.09

GADSDEN SMALL BAY INDUSTRIAL PORFOLIO

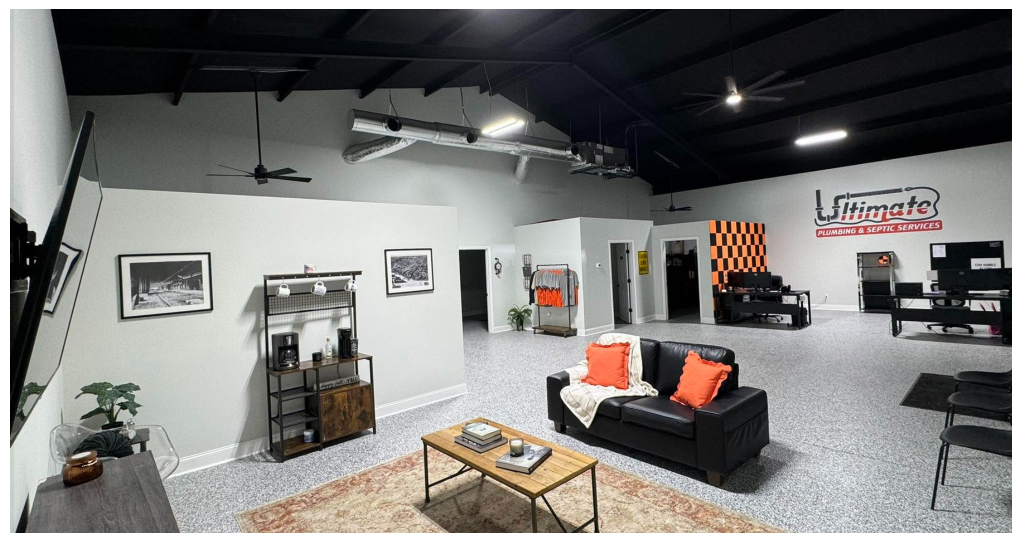
ADDITIONAL PHOTOS

700 Howe - Building 2



2716 Fields

2816 E Meighan



700 Howe - Building 2

Gadsden
ALABAMA

GADSDEN, AL: INFRASTRUCTURE, INDUSTRY, AND OPPORTUNITY

Gadsden anchors a one-county MSA of just over 103,000 residents, with economic output accelerating even as the population holds steady. Real GDP reached $3.78 billion in 2023—up nearly 15% since 2020 and outpacing national trends. This growth is supported by strong transportation infrastructure: Interstate 59 connects Gadsden to both Atlanta and Birmingham, while a $65 million investment in the new I-759 Eastern Connector will unlock additional commercial access. Dual freight rail service and a pad-ready 1,250-acre megasite position Gadsden to attract large-scale industrial users. With sub-4% industrial vacancy and double-digit rent growth on recent deals, the local market is clearly absorbing supply faster than it's being built. Healthcare, education, and food processing are the area's primary economic drivers. Gadsden Regional and Riverview Regional Medical Centers collectively support more than 2,000 jobs, while Koch Foods anchors the regional agri-processing sector. The public school system and Gadsden State Community College feed directly into workforce pipelines, especially in advanced manufacturing. Major public investments are also underway: the city's $100 million "RISE" bond initiative includes downtown, public safety, and park upgrades, while an $11.3 million redevelopment of Noccalula Falls boosts tourism. For investors, the combination of low acquisition cost, ongoing infrastructure upgrades, and a labor force of over 850,000 within a 50-mile radius creates strong fundamentals for long-term appreciation.

103,207
POPULATION
MSA POPULATION

1,312
EMPLOYEES
GADSDEN REGIONAL MEDICAL CENTER

$100M
"RISE" PLAN
RIVERFRONT, SAFETY HQ & PARK UPGRADES

MAJOR ECONOMIC DRIVERS

Gadsden Regional medical center

Etowah County Schools

Riverview Regional

Koch Foods

DEMOGRAPHIC SUMMARY

POPULATION	3-MILE	5-MILE	7-MILE
2030 Projected Population	26,139	49,133	64,785
2025 Estimated Population	26,086	49,023	64,650
Population Growth	0.21%	0.22%	0.21%
2020 Census Population	26,856	50,220	66,246
2010 Census Population	29,227	52,014	67,732

DAYTIME POPULATION	3-MILE	5-MILE	7-MILE
2025 Estimate Population	35,890	54,783	68,116

HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2030 Projected Households	11,490	21,544	27,831
2025 Estimated Households	11,408	21,388	27,633
Household Growth	0.72%	0.73%	0.72%
2020 Census Households	11,295	21,173	27,361
2010 Census Households	12,078	21,774	27,832

HOUSEHOLD INCOME	3-MILE	5-MILE	7-MILE
2025 Est. Average HH Income	$58,054	$66,901	$71,462
2025 Est. Median HH Income	$45,156	$54,288	$58,921

HOUSEHOLDS BY INCOME	3-MILE	5-MILE	7-MILE
2025 Estimate			
$200,000 or More	2.33%	2.75%	3.16%
$150,000 - $199,999	3.92%	4.85%	5.09%
$100,000 - $149,999	8.02%	11.68%	13.35%
$75,000 - $99,999	10.00%	12.34%	13.09%
$50,000 - $74,999	18.94%	19.65%	19.79%
$35,000 - $49,999	11.97%	12.24%	12.28%
$25,000 - $34,999	11.22%	9.46%	8.95%
$15,000 - $24,999	14.02%	12.29%	11.43%
$10,000 - $14,999	10.73%	8.05%	6.75%
Under $9,999	8.85%	6.69%	6.11%

OCCUPIED HOUSING UNITS	3-MILE	5-MILE	7-MILE
2030 Projected			
Owner Occupied Housing Units	44.15%	53.31%	57.38%
Renter Occupied Housing Units	39.92%	33.34%	30.26%
Vacant	15.93%	13.35%	12.36%
2025 Estimate			
Owner Occupied Housing Units	44.06%	53.24%	57.29%
Renter Occupied Housing Units	40.02%	33.43%	30.36%
Vacant	15.92%	13.33%	12.35%
2020 Estimate			
Owner Occupied Housing Units	43.85%	52.96%	56.95%
Renter Occupied Housing Units	40.24%	33.73%	30.72%
Vacant	15.91%	13.32%	12.33%

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Source: © 2025 Experian

2816 E MEIGHAN BLVD

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