

GEXPRO SERVICES

5925 I-10 Industrial Pkwy, Theodore, AL

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5925 I-10 Industrial Pkwy, Theodore, AL

PROPERTY INFORMATION



EXECUTIVE SUMMARY

Centennial Advisers presents the opportunity to acquire the fee-simple interest in an 89,770 SF industrial facility situated on approximately 5 acres in Theodore, Alabama, a key industrial submarket within the greater Mobile, Alabama metropolitan area. The property benefits from immediate access to major transportation corridors including Interstate 10 and U.S. Highway 90, providing strong regional connectivity across the Southeast. Located approximately 15 minutes from Mobile, Alabama's third-largest city, the site sits within a major manufacturing and logistics hub anchored by maritime trade, aerospace, steel production, and industrial manufacturing. Mobile is also home to the Port of Mobile, the state's only deepwater port, which is undergoing over \$1 billion in capital expansion projects.

The asset consists of a specialized heavy industrial manufacturing and service facility purpose-built for machining, repair, and assembly operations. The property includes 40,000 square feet of insulated and air-conditioned space and is equipped for heavy-duty industrial use with six crane ways, 11 crane hooks, and lifting capacities up to 25–30 tons. Ceiling heights range from 16 to 45 feet, supported by 3,500 amps of three-phase power, allowing the facility to handle large-scale industrial components and equipment. The property has also undergone over \$3 million in recent capital improvements, including new paving designed for heavy truck access, a 3,000 pound compressed air tank, a 350kW diesel generator, skylights, and upgraded ventilation systems. The property is 100% leased to GEXPRO Services, operating through Frontier Technologies, under a new 10-year triple-net lease extension executed in April 2025. GEXPRO Services is a subsidiary of Distribution Solutions Group, a publicly traded company on the New York Stock Exchange. The parent company generates approximately \$17.3 billion in annual revenue, serves more than 120,000 customers globally, and employs roughly 3,000 people worldwide. Within this platform, GEXPRO Services generates approximately \$496 million in annual revenue and employs more than 1,400 people across 30 locations in 9 countries.

The property supports the maintenance, machining, and assembly of critical components used in wind energy infrastructure, an industry experiencing sustained long-term growth. Wind power is currently the largest renewable energy source in the United States, accounting for approximately 10% of total U.S. electricity generation. The country currently operates approximately 73,000 wind turbines producing more than 153,000 megawatts of power, enough electricity to supply roughly 46 million homes. Unlike many other energy sources, 99% of domestic wind energy installations are located on private land, allowing development and maintenance to occur without extensive federal permitting constraints. The global wind energy service and maintenance market was valued at approximately \$17.9 billion in 2023 and is projected to grow to \$27.24 billion by 2030.

This investment offers stable long-term income backed by a very healthy and strong corporate tenant. The property is offered at an 8% cap rate at the list price, with a blended 10-year cap rate of approximately 8.37%, delivering an attractive 10% cash-on-cash return from day one. With a 25% down payment, investors can effectively recapture their entire initial equity through cash flow over the 10-year lease term.

\$8,511,000

OFFERING PRICE

8.00%

CAPITALIZATION RATE

\$681,000

ANNUAL RENT

\$94.81

PRICE/SF

10 Years

INITIAL LEASE TERM

2X5 Years

OPTIONS

PROPERTY OVERVIEW

Location Information

Street Address	5925 I-10 Industrial Parkway
City, State, Zip	Theodore, AL 36582
County	Mobile
Nearest Highway	Interstate 10: 4 mins/1.5 miles
Nearest Airport	Mobile Regional Airport: 30 mins/14.3 miles
Ports	Port of Mobile: 14 mins/12.3 miles Port of Pensacola: 1 hour/71.5 miles

Utilities & Amenities

Upgrades	\$3,000,000
Enhancements	Foundations, Cranes, Compression Systems, 3000-pound compressed Air-Tank
Backup Generator	350-kW diesel
Parking Lot	Optimized for heavy truck and forklift traffic
Insulated Space	40,000 SF air-conditioned
Other Amenities	New skylights, exhaust ducts, and "big ass fan" air circulation systems

Property/Building Information

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	5 Acres
Building Size	89,770 SF
Occupancy %	100%
Tenancy	Single
Number of Cranes	6
Lifting Capacity	25 tons
Ceiling Height	45 ft
Minimum Ceiling Height	16 ft
Number of Dock High Doors	4
Number of Grade Level Doors	4
Number of Drive in Bays	4
Power	3,500 amps 4-phase power
Office Space	6,500 SF
Number of Floors	2
Year Built	1977
Year Last Renovated	2026

GEXPRO SERVICES
5925 I-10 INDUSTRIAL PARKWAY SOUTH
THEODORE, AL

MIDDLE RD



W I-10 INDUSTRIAL PKWY

PROPERTY HIGHLIGHTS



LONG-TERM LEASE WITH CORPORATE TENANT

100% leased to GEXPRO Services, a subsidiary of publicly traded Distribution Solutions Group, under a new 10-year triple-net lease executed in April 2025. The parent company generates \$17.3 billion in annual revenue, serves 120,000+ customers worldwide, and employs 3,000+ people globally, providing strong corporate tenancy.



OVER \$3 MILLION IN RECENT CAPITAL IMPROVEMENTS

The tenant recently invested more than \$3,000,000 into the facility, including new heavy-duty paving, a 3,000-lb compressed air tank, 350kW diesel generator, skylights, upgraded ventilation systems, and 40,000 SF of insulated and air-conditioned space, significantly enhancing the property's operational capability and value.



HIGH-YIELD INVESTMENT WITH STRONG CASH FLOW

The offering provides an 8.0% cap rate at the list price and a blended 10-year cap rate of 8.37%, delivering a 10% day-one cash-on-cash return. With 25% down, investors can effectively recapture their entire equity through cash flow over the 10-year lease term.



STRATEGIC SOUTHEAST INDUSTRIAL LOCATION

Located in Theodore, Alabama, the property provides immediate access to Interstate 10 and U.S. Highway 90 and sits just 15 minutes from Mobile, Alabama's third-largest city. The nearby Port of Mobile, Alabama's only deepwater port—is undergoing over \$1 billion in expansion projects, supporting long-term industrial growth in the region.



SPECIALIZED HEAVY INDUSTRIAL FACILITY

The 89,770 SF industrial building on 5 acres is purpose-built for heavy manufacturing and component servicing. Key features include 6 craneways, 11 crane hooks, lifting capacity up to 25–30 tons, ceiling heights from 16–45 feet, and 3,500 amps of 3-phase power, making the facility highly functional for advanced industrial operations.



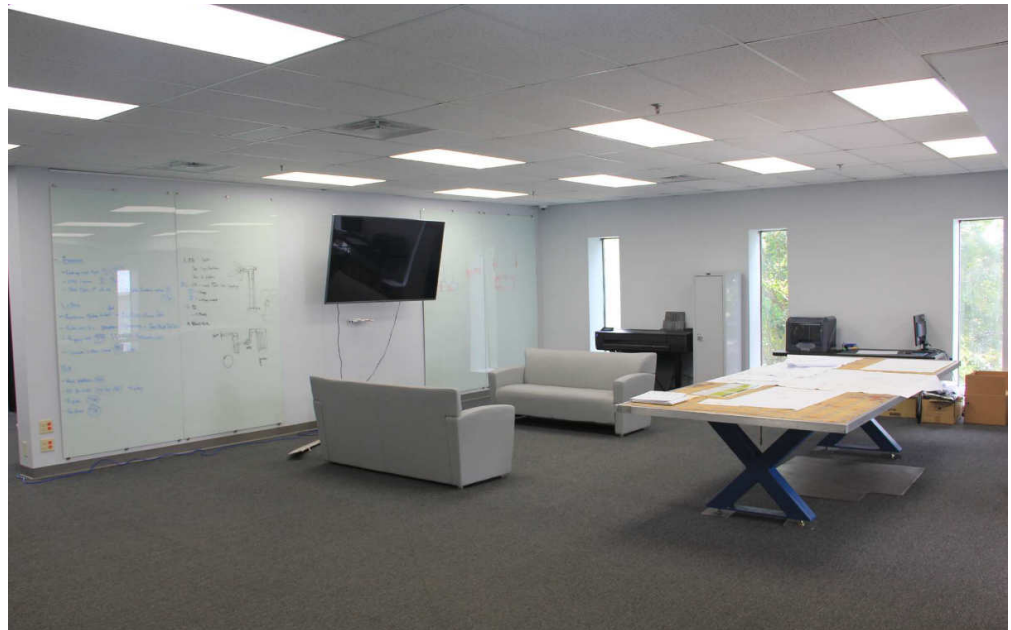
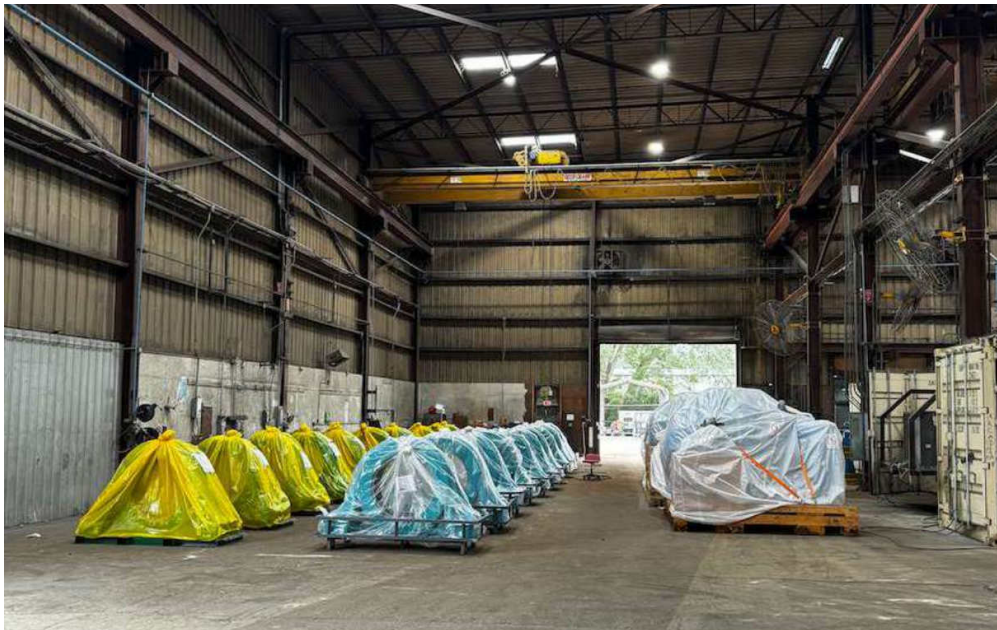
EXPOSURE TO A RAPIDLY GROWING ENERGY SECTOR

The facility supports the wind energy industry, the largest renewable energy source in the United States, which currently provides 10% of U.S. electricity through 73,000 turbines generating 153,000 megawatts of power, enough for 46 million homes. The global wind energy service market is projected to grow from \$17.9B in 2023 to \$27.24B by 2030, driving long-term demand for specialized facilities like this one.

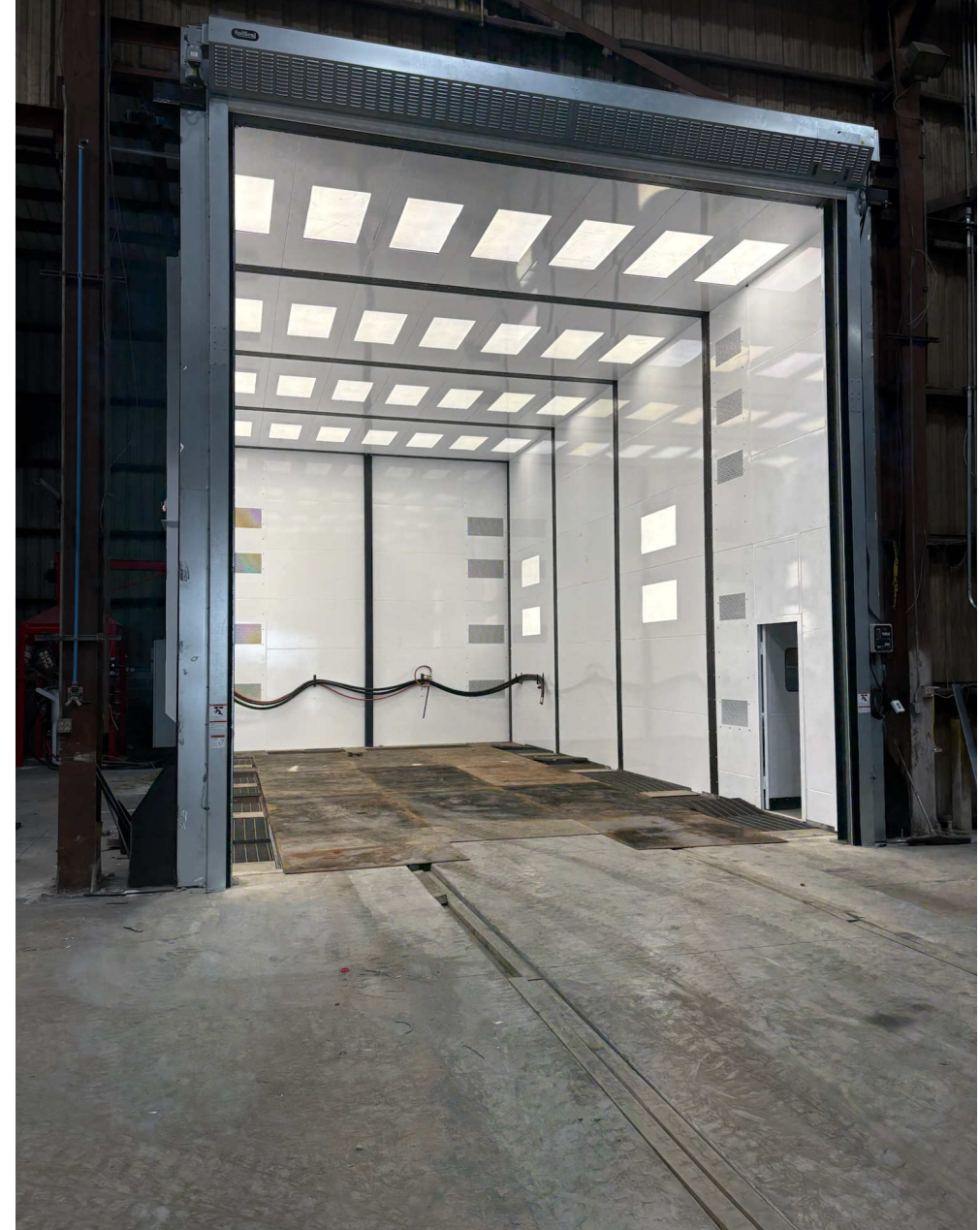
EXTERIOR PHOTOS



INTERIOR PHOTOS



BLAST & PAINT BOOTH PHOTOS



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FINANCIALS ANALYSIS

LEASE OVERVIEW

METRICS

Price	\$8,511,000
Annual Rent (NOI)	\$681,000
Cap Rate	8.00%
Initial Lease Term	10 Years
Rent Increases	10% Every 5 Years
Options	2x5 Years
Rent Commencement	April 2025
Lease Expiration	April 2035
Guarantor	GS Operating LLC (d/b/a Gexpro Services)
Lease Type	NNN (LL Responsible Roof & Structure)

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Years 1-5	\$681,000	\$56,750	8.00%
Years 6-10	\$749,100	\$62,425	8.80%
Years 11-15 (Option 1)	\$824,010	\$68,667	9.68%
Years 16-20 (Option 2)	\$906,411	\$75,534	10.65%

Loan Quote	Metrics
Loan Amount	\$5,532,150 (65% LTV)
Interest Rate (0.50% Lender Fee)	5.66%
Interest Rate (1% Lender Fee)	5.53%
Loan Term	5 years (10 year term)
Amortization	30 years
Prepay	None



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TENANT INFORMATION



TENANT & GUARANTOR PROFILE



TENANT HIGHLIGHTS

- Blue Chip Customers in Diverse End Markets: Renewables, Technology, Industrial Power, Consumer & Industrial, Aerospace & Defense, and Transportation.
- Gexpro Services was acquired by LKCM Headwater Investments, a private equity firm.
- In 2022, Gexpro Services, Lawson Products, and TestEquity were brought together to form Distribution Solutions Group.

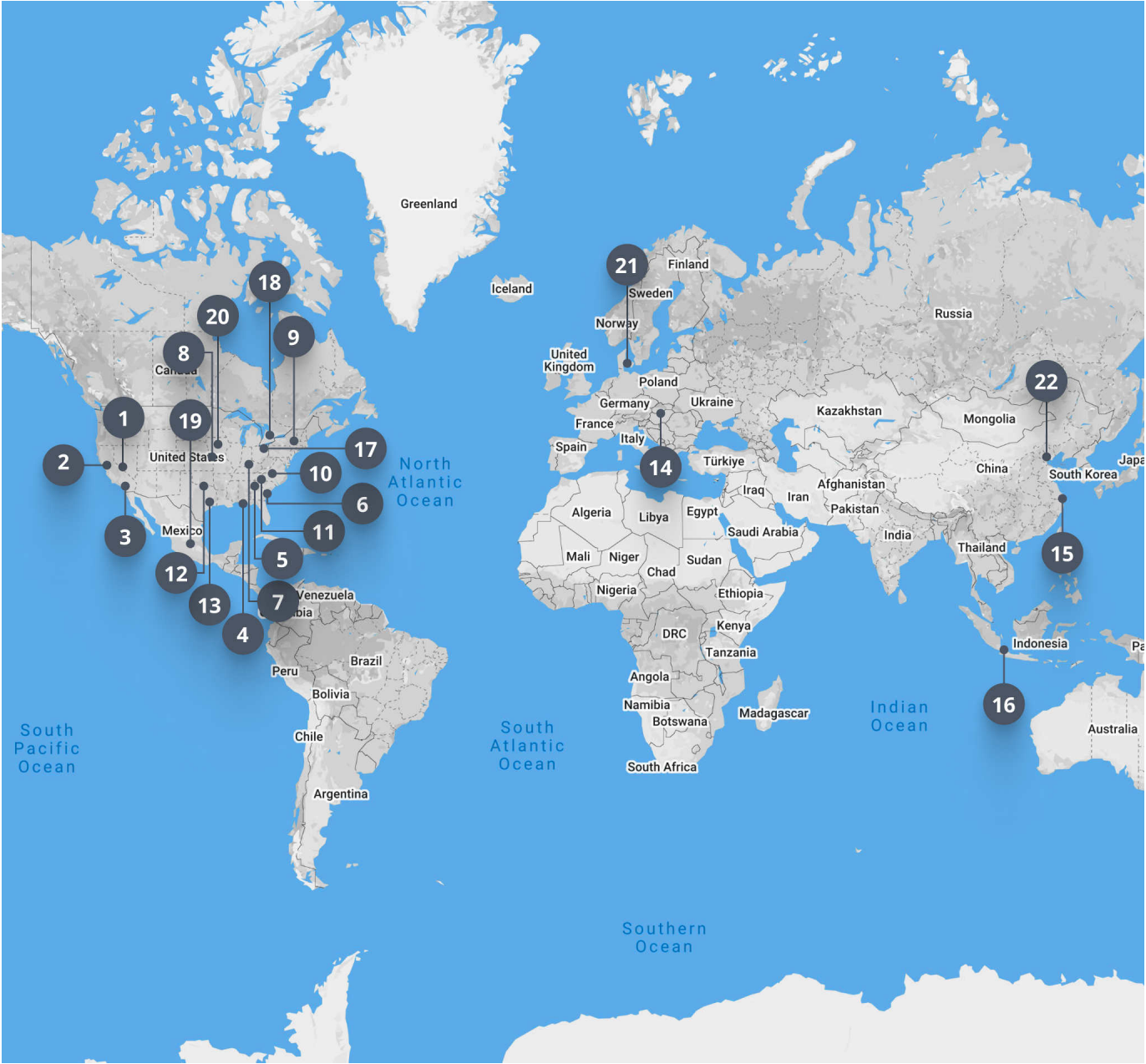
TENANT OVERVIEW

Company	Gexpro Services
Founded	2006
Adj. Net Sales	~\$347M
Adj. EBITDA	~\$37M
Number of SKUs	70,000+
Employees	660+
Countries Served	65+
Locations	63
Size Occupied	1,203,158 SF
Headquarters	9500 N Royal Ln, Irving, TX 75063, USA
Website	www.gexpro.com

ABOUT

Gexpro Services is a world-class global supply chain solutions provider, specializing in the development of mission-critical production line management, after market, and field installation programs. Gexpro Services provides comprehensive supply chain management solutions, including a full technology suite offering vendor-managed inventory, kitting, global logistics management, manufacturing localization and import expertise, value engineering, and quality assurance. Gexpro Services' end-to-end project management is designed to support manufacturing OEMs with their engineered material specifications, fulfillment, and quality requirements to improve their total cost of ownership. Headquartered in Irving, TX, Gexpro Services has manufacturing and supply chain operations in over 30 Service Center sites across nine countries, including key geographies in Europe, Asia, North America, South America, and the Middle East. Gexpro Services serves customers in six vertical markets, including Renewables, Industrial Power, Consumer and Industrial, Technology, Transportation, and Aerospace and Defense.

GEXPRO GLOBAL PRESENCE



No.	Address
1	1545 Moonstone, Brea, CA 92821, USA
2	4569 Las Positas Rd, Livermore, CA 94551, USA
3	8221 Arjons Dr, San Diego, CA 92126, USA
4	8811 Grow Dr, Pensacola, FL 32514, USA
5	1650 Horizon Pkwy, Buford, GA 30518, USA
6	122 Coleman Blvd, Savannah, GA 31408, USA
7	5584 Shepherdsville Rd, Louisville, KY 40228, USA
8	400 NW Parkway Dr, Riverside, MO 64150, USA
9	4255 Albany Street, Colonie, NY 12205, USA
10	2031 Brentwood St, High Point, NC 27263, USA
11	201 Forrester Dr b14, Greenville, SC 29607, USA
12	9500 N Royal Ln STE 130, Irving, TX 75063, USA
13	4300 North Sam Houston Pkwy, Houston, TX
14	East Gate Business Park, Föt, Hungary
15	Room 1202, Building B Shanghai 200030, China
16	Sahid Sudirman Centre DKI Jakarta 10250, Indonesia
17	909 Towpath Rd, Broadview Heights, OH 44147, USA
18	1747 Greenhouse Rd, Breslau, ON N0B1M0, Canada
19	76120 Santiago de Querétaro, Qro, Mexico
20	1550 E Washington Ave #01, Des Moines, IA 50316,
21	Tjørnevej 6, 5853 Ørbæk, Denmark
22	No. 70, Fu Yuan Road, Wuqing Development Zone, Tianjin, China

PARENT COMPANY PROFILE



ARTICLES

- On March 31, 2022, Gexpro Services acquired substantially all the assets from Frontier Technologies Brewton, LLC and certain assets from Frontier Engineering and Manufacturing Technologies Inc. (collectively, "Frontier") for approximately \$30 million USD, inclusive of potential future earn-out payments. Based in Brewton, Alabama, Frontier is a well-respected, U.S.-based manufacturer of machined and fabricated components and a provider of after market services for the renewable energy market with annual sales of approximately \$21 million USD.
- <https://investor.distributionsolutionsgroup.xn--co-56a/news-releases/news-release-details/gexpro-services-expands-scale-and-global-footprint-first-quarter>

TENANT OVERVIEW

Company	Distribution Solutions Group
Founded	2022
Annual Revenues	\$1.2B
Annual Adj. EBITDA	\$103M
Addressable Market	\$57B
NASDAQ	DSGR
Headquarters	Chicago, IL
Website	www.distributionsolutionsgroup.com
Press Release	Link to article

ABOUT

Distribution Solutions Group ("DSG") is a premier multi-platform specialty distribution company providing high-touch, value-added distribution solutions to the maintenance, repair & operations (MRO), the original equipment manufacturer (OEM), and the industrial technologies markets. DSG was formed through the strategic combination of Lawson Products, a leader in MRO distribution of C-parts, Gexpro Services, a leading global supply chain services provider to manufacturing customers, and TestEquity, a leader in electronic test & measurement solutions.

Through its collective businesses, DSG is dedicated to helping customers lower their total cost of operation by increasing productivity and efficiency with the right products, expert technical support, and fast, reliable delivery to be a one-stop solution provider. DSG serves approximately 180,000 customers in several diverse end markets supported by approximately 3,700 dedicated employees and strong vendor partnerships. DSG ships from strategically located distribution and service centers to customers in North America, Europe, Asia, South America, and the Middle East.

BACKGROUND



WHAT IS DSGR?

- DSGR is a Holding Company created on April 1, 2022 through an all-stock merger.
- The merger combined three businesses: Lawson Products, TestEquity, and Gexpro Services.
- These businesses serve adjacent industrial and electronics end-markets with complementary distribution models.

DSGR HIGHLIGHTS

- 2024 Revenue: \$1.8B, up 14.9% YoY, driven by five acquisitions.
- Full Year Adjusted EBITDA: \$175.3M, with a 9.7% margin.



Financial Performance

DSGR reported impressive growth in 2024, with total revenue reaching \$1.8 billion, marking a 14.9% increase from the previous year. The company's full-year adjusted EBITDA reached \$175.3 million, translating to a 9.7% margin.



Revenue Growth in 2025

For the six months ended June 30, 2025, DSGR's revenue grew by 19.9%, driven by acquisitions, particularly from Gexpro Services, which saw a significant increase in revenue from \$204.9 million to \$246.1 million. Organic growth contributed 3.3%.



Key Segments: DSGR operates through four main segments:

Lawson: A distributor of specialty products and services to MRO markets in North America.

TestEquity: Specializes in test equipment, electronics production supplies, and industrial solutions.

Gexpro Services: Provides supply chain solutions, focusing on mission-critical production line management and aftermarket services.

Canada Branch Division: Includes operations from subsidiaries like Source Atlantic.

RENEWABLE ENERGY: PROXIMITY TO INDUSTRY LEADERS

Tenant Proximity Advantage

- Immediate access to the energy ecosystem anchored by General Electric (GE)
- Proximity to Pensacola and Mobile's industrial hubs reduces transportation costs and enhances supply chain efficiency.

Renewable Energy Leadership

- GE is the largest wind power supplier in the U.S.: 400 projects, with an operating capacity exceeding 40 gigawatts, enough energy to power 11 million homes.
- GE's Wind Turbine Assembly Plant in Pensacola produces over 5,000 wind turbines annually.
- The plant has an 850,000-square-foot facility employing more than 500 skilled workers.

Investment Driving Innovation

- In 2023, GE announced a \$20 million investment to expand its nacelle manufacturing facilities in Pensacola, FL.
- GE relocated an international logistics depot for its mobile power plants to Pensacola.



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LOCATION INFORMATION

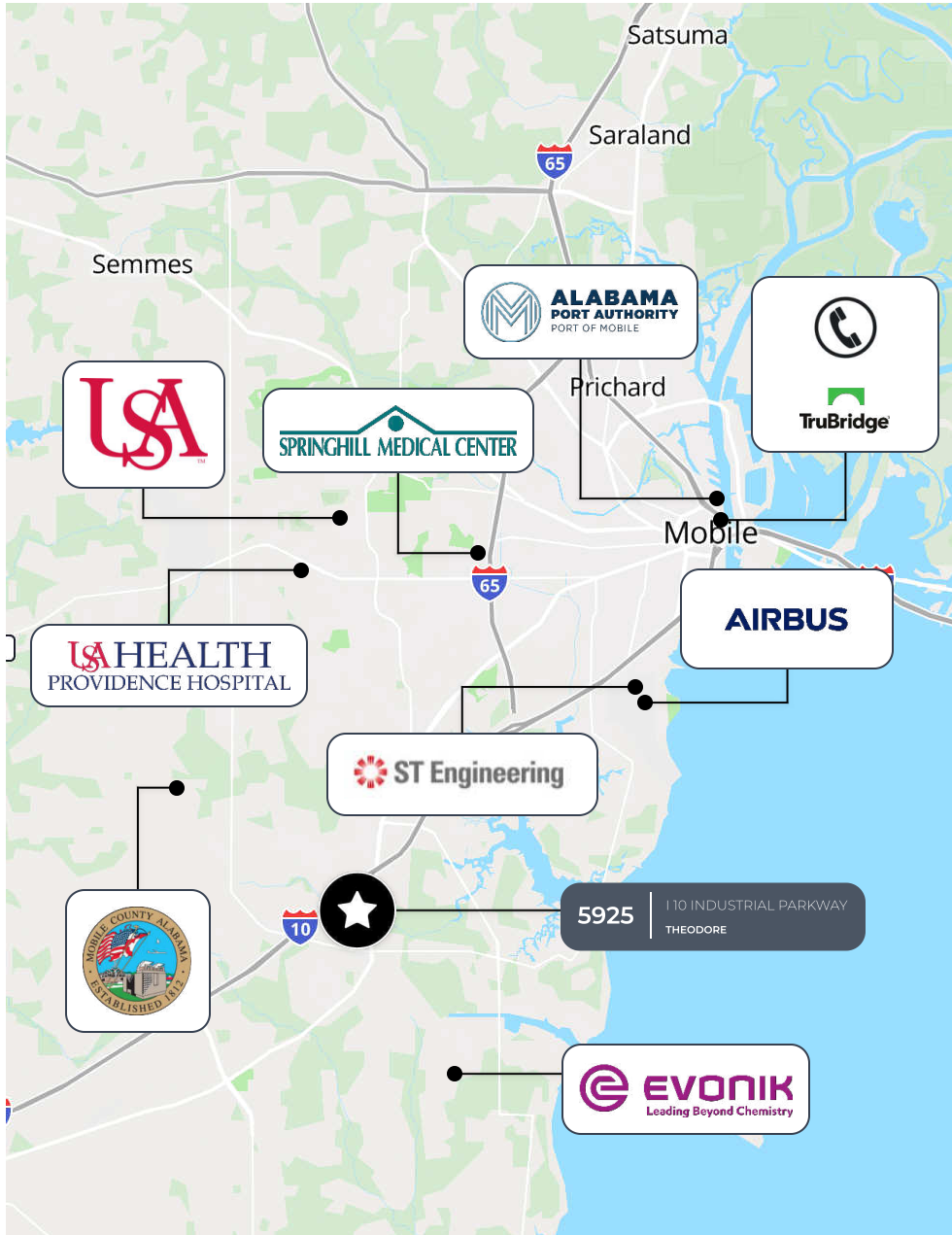
NEARBY TENANTS



PROXIMITY TO THE PORTS



MAJOR EMPLOYERS



The employment landscape surrounding 5890 I 10 Industrial Pkwy S in Theodore, AL, is marked by a robust and diverse economic base anchored in healthcare, aerospace manufacturing, education, logistics, and industrial operations. Major employers within the region include University of South Alabama and USA Health Providence Hospital, both foundational to the region’s healthcare and education sectors, while the Airbus Final Assembly Line and ST Engineering’s Mobile Aerospace Engineering (MAE) establish Mobile as a significant center for advanced manufacturing and aerospace jobs. Key industrial players such as Evonik and the Alabama Port Authority - State Docks reinforce the area’s stature in chemicals and port operations, supporting thousands of regional jobs and fostering stable trade activity. Mobile County and TruBridge, along with Springhill Medical Center, further contribute to public administration and medical services, enhancing overall employment resilience. The site’s strategic location near I-10 and proximity to major transportation corridors ensures efficient connectivity to these large employment centers. Collectively, the presence of these major institutions underpins economic stability, supports consistent workforce demand, and positions the Theodore-Mobile corridor as a competitive market with strong fundamentals for both residential and commercial property investment.

Employer	Industry	Employees	Distance
University of South Alabama	Education/Healthcare	6,000	9.8 mi
Airbus U.S. Manufacturing Facility	Manufacturing/Aerospace	2,200	10.2 mi
City of Mobile	Government	2,100	12.9 mi
CPSI	Technology/Healthcare IT	2,000	12.8 mi
Mobile County	Government	1,700	6.9 mi
USA Health Providence Hospital	Healthcare	1,500	10.0 mi
Springhill Medical Center	Healthcare	1,300	10.8 mi
VT Mobile Aerospace Engineering, Inc.	Aerospace/Aviation MRO	1,300	9.9 mi
Evonik Industries	Chemicals/Manufacturing	800	6.0 mi
Alabama State Port Authority	Government/Maritime/Logistics	500	14.2 mi

MARKET OVERVIEW

Mobile, Alabama has rapidly emerged as one of the most attractive industrial and maritime business hubs on the Gulf Coast, driven by expanding global trade infrastructure, major aerospace and shipbuilding employers, and strong federal support for domestic maritime manufacturing. The region is anchored by the Port of Mobile, the deepest container port in the Gulf of Mexico and one of the fastest-growing ports in the United States. The port is currently undergoing major infrastructure investments that will expand container capacity from approximately 500,000 to more than 1 million TEUs annually, while additional improvements to cargo terminals, channel depth, and rail connections are further strengthening Mobile's role as a global logistics gateway for the Southeast and Midwest. Businesses in Mobile benefit from rare multimodal connectivity, including immediate access to Interstate 10, five Class I railroads, inland waterways, and the Brookley Aeroplex, where the port, aviation facilities, and industrial manufacturing operate in one integrated logistics corridor.

Mobile's pro-business environment is further supported by low operating costs, a right-to-work workforce, competitive taxes, and a strong pipeline of skilled labor, which has attracted significant advanced manufacturing investment. The city has become a major aerospace and defense manufacturing hub, anchored by Airbus's \$1 billion U.S. aircraft manufacturing campus, which employs more than 2,000 workers and produces A320 and A220 aircraft for the North American market. The region is also home to Austal USA, one of the largest shipbuilders in the United States, which recently announced \$750 million in new shipyard investments expected to support approximately 2,000 additional jobs as part of expanding naval shipbuilding capacity.

Mobile's importance is increasing even further due to national policy priorities. The 2026 U.S. Maritime Action Plan calls for a major expansion of domestic shipbuilding, repair capacity, and maritime supply chains, including modernization of shipyards, workforce development, and increased naval procurement. Mobile is already playing a central role in this strategy. The U.S. Navy recently partnered with private industry to expand submarine manufacturing capacity in Mobile, supporting production for the Columbia-class and Virginia-class submarine programs, with the project expected to create approximately 3,000 new jobs while strengthening the nation's submarine industrial base.

With its expanding port infrastructure, strategic transportation network, growing aerospace and defense sector, and strong pro-business environment, Mobile is increasingly recognized as one of the most dynamic industrial growth markets on the Gulf Coast, attracting investment across manufacturing, logistics, maritime trade, and defense production while offering businesses a highly efficient platform for long-term expansion.



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SALES COMPARABLES

An aerial photograph of a large industrial complex. The main building is a long, white, single-story structure with a grey roof. To its left is a smaller white building. In the foreground, a paved parking lot contains several semi-trailers and a yellow truck. The facility is surrounded by dense green trees under a blue sky with scattered clouds. A dark grey banner with white text is overlaid at the top right, and another similar banner is at the bottom left.

SALES COMPARABLES



428 Industrial Ln, Birmingham, AL 35211

CLOSING PRICE	\$7,750,000
CAP	7.25%
NOI	\$561,875
\$/SQFT	\$94.75
DAYS ON MARKET	26
CLOSING DATE	12/29/2025
BUILDING TYPE	Industrial
AGE	1994 / 2023
LOT SIZE (AC)	6.02
BUILDING (SF)	81,795
TENANT	Storyteller Overland
LEASE TERM	10 Years
TYPE OF LEASE	NNN

Single tenant facility occupied by PE-backed tenant since 2021 with a 10 year lease extension. 2023 renovations to offices and production areas, and roof upgraded in 2025. Located serves as company HQ.



3217 Messer Airport Hwy, Birmingham, AL 35222

CLOSING PRICE	\$7,550,073
CAP	6.70%
NOI	\$505,854
\$/SQFT	\$99.02
DAYS ON MARKET	155
CLOSING DATE	8/7/2025
BUILDING TYPE	Industrial
AGE	1979
LOT SIZE (AC)	5.30
BUILDING (SF)	76,250
TENANT	Creative Polymer Solutions
LEASE TERM	-
TYPE OF LEASE	-

Single-tenant facility with a tenant who has occupied since 2024 located 4 miles from the Birmingham Airport. Recently upgraded lighting, exterior painting, and parking lot.

SALES COMPARABLES



2738 Lithonia Industrial Blvd, Lithonia, GA 30058

CLOSING PRICE	\$7,375,992
CAP	7.49%
NOI	\$552,461
\$/SQFT	\$99.41
DAYS ON MARKET	669
CLOSING DATE	12/17/2025
BUILDING TYPE	Industrial
AGE	1966
LOT SIZE (AC)	4.92
BUILDING (SF)	74,200
TENANT	Demis Products
LEASE TERM	14 Years
TYPE OF LEASE	NNN

Single tenant facility located 20 miles from the Atlanta Airport with a regional manufacturer who has occupied since 1999. Rents are 33% below market with 3% annual increases. Part of a 2 property portfolio sale.



2005 Garden Rd, Pearland, TX 77581

CLOSING PRICE	\$10,252,143
CAP	7.00%
NOI	\$717,650
\$/SQFT	\$110.71
DAYS ON MARKET	134
CLOSING DATE	6/4/2025
BUILDING TYPE	Industrial
AGE	1972
LOT SIZE (AC)	9.45
BUILDING (SF)	92,600
TENANT	Forum Energy Tech Davis-Lynch Inc
LEASE TERM	-
TYPE OF LEASE	NNN

Single tenant facility occupied by a publicly traded tenant since 2013. Located 16 miles from the Port of Houston and 35 miles from George Bush Intercontinental Airport.

SALES COMPARABLES



154 Industrial Park Circle, Lawrenceville, GA 30046

CLOSING PRICE	\$8,000,000
CAP	-
NOI	-
\$/SQFT	\$87.34
DAYS ON MARKET	203
CLOSING DATE	1/29/2026
BUILDING TYPE	Industrial
AGE	1973 / 1977 / 1987
LOT SIZE (AC)	4.17
BUILDING (SF)	91,596
TENANT	Atlanta Foam Fabricators, Inc.
LEASE TERM	Owner User
TYPE OF LEASE	NNN

Single tenant light manufacturing facility occupied since 2001. Located 42 miles from Atlanta Airport and 8.5 miles from I-85.



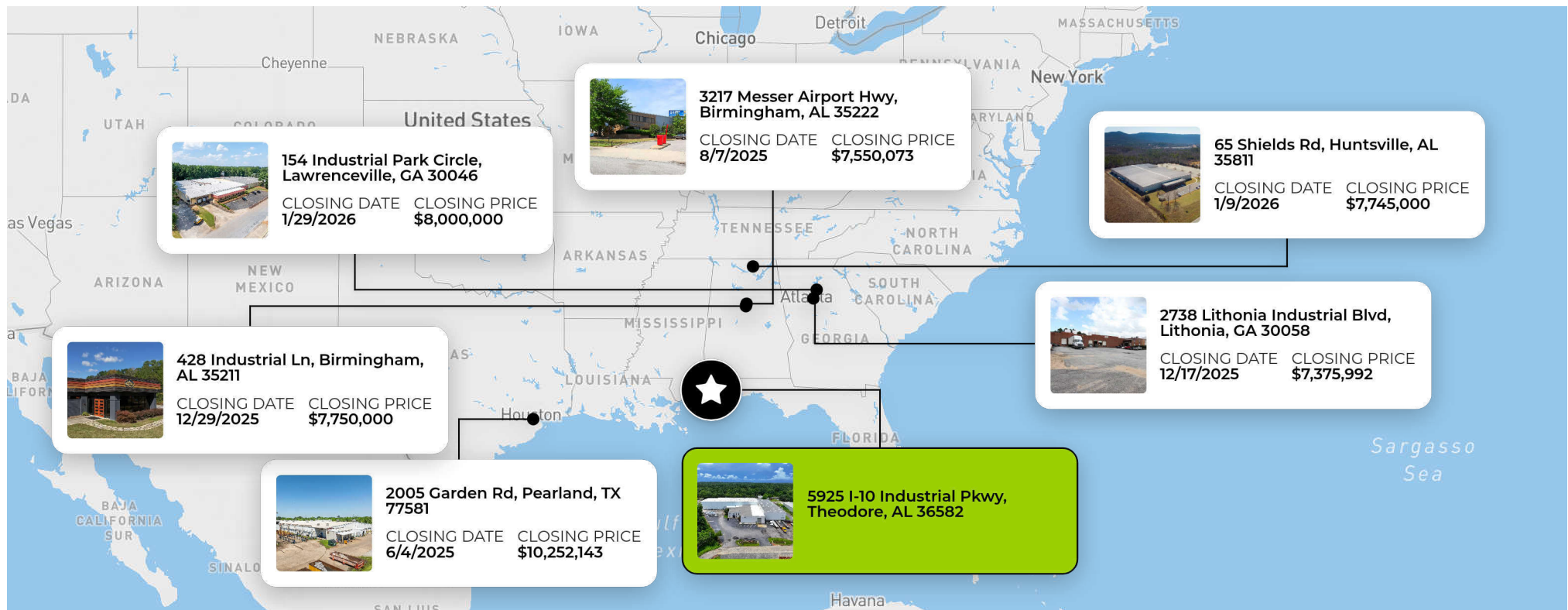
65 Shields Rd, Huntsville, AL 35811

CLOSING PRICE	\$7,745,000
CAP	-
NOI	-
\$/SQFT	\$88.89
DAYS ON MARKET	336
CLOSING DATE	1/9/2026
BUILDING TYPE	Industrial
AGE	1997
LOT SIZE (AC)	7.70
BUILDING (SF)	87,135
TENANT	DeSHAZO Crane Company
LEASE TERM	6 Years Remaining
TYPE OF LEASE	NNN

Single tenant industrial warehouse with 6 years remaining on an NNN lease. Located 19 miles from Huntsville International Airport with direct access to Highway 72 and I-565.

SALES COMPARABLES

Address	CLOSING PRICE	CAP	NOI	\$/SQ FOOT	CLOSING DATE	AGE	LOT SIZE (AC)	BUILDING (SF)
5925 I 10 Industrial Pkwy S, Theodore, AL 36582	\$8,511,000	7.98%	\$679,000	\$94.81	-	1977	5.00	89,770
154 Industrial Park Circle, Lawrenceville, GA 30046	\$8,000,000	-	-	\$87.34	1/29/2026	1973 / 1977 / 1987	4.17	91,596
65 Shields Rd, Huntsville, AL 35811	\$7,745,000	7.96%	\$616,915	\$88.89	1/9/2026	1997	7.7	87,135
2738 Lithonia Industrial Blvd, Lithonia, GA 30058	\$7,375,992	7.49%	\$552,461	\$99.41	12/17/2025	1966	4.92	74,200
2005 Garden Rd, Pearland, TX 77581	\$10,252,143	7.00%	\$717,650	\$110.71	6/4/2025	1972	9.45	92,600
428 Industrial Ln, Birmingham, AL 35211	\$7,750,000	7.25%	\$561,875	\$94.75	12/29/2025	1994 / 2023	6.02	81,795
3217 Messer Airport Hwy, Birmingham, AL 35222	\$7,550,073	6.70%	\$505,854	\$99.02	8/7/2025	1979	5.30	76,250



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ON-MARKET COMPARABLES



ON-MARKET COMPARABLES



534 Patterson Ave, Fort Oglethorpe, GA 30742

LIST PRICE	\$9,950,000
PRO FORMA CAP	6.93
PRO FORMA NOI	\$689,588
\$/SQFT	\$122.65
DAYS ON MARKET	39
BUILDING TYPE	Industrial
AGE	1970 / 1980
LOT SIZE (AC)	4.86
BUILDING (SF)	81,128
TENANT	Pro-Ad Sports Inc
LEASE TERM	-
TYPE OF LEASE	-

Vacant Single tenant manufacturing facility located 8 miles from Lovell Field Regional Airport. Upgrades include a roof replacement in 2024. Market Rents \$8.50/SF NNN



113350 Hamilton Blvd SW, Hapeville, GA 30354

LIST PRICE	\$8,300,000
CAP	-
NOI	-
\$/SQFT	\$95.99
DAYS ON MARKET	133
BUILDING TYPE	Industrial
AGE	1964
LOT SIZE (AC)	4.00
BUILDING (SF)	86,468
TENANT	Owner User
LEASE TERM	-
TYPE OF LEASE	-

Multi-tenant facility 37% leased at below market rate located 3.2 miles from Hartsfield-Jackson International Airport. 55,000 SF available for an Owner User. \$1 million in upgrades in the last 2 years.

ON-MARKET COMPARABLES



2074 Highway 43 N, Canton, MS 39046

LIST PRICE	\$7,150,000
PRO FORMA CAP	8.07%
PRO FORMA NOI	\$577,500
\$/SQFT	\$65.00
DAYS ON MARKET	284
BUILDING TYPE	Industrial
AGE	1984
LOT SIZE (AC)	17.00
BUILDING (SF)	110,000
TENANT	Sale Leaseback
LEASE TERM	COE
TYPE OF LEASE	TBD

Single tenant warehouse located 34 miles from Jackson-Medgar International Airport and formally occupied by The Falcon Companies for the assembly and distribution of institutional furniture.



101 W Ceres Blvd, Vicksburg, MS 39183

LIST PRICE	\$7,844,936
CAP	7.05%
NOI	\$553,068
\$/SQFT	\$85.10
DAYS ON MARKET	103
BUILDING TYPE	Industrial
AGE	2002
LOT SIZE (AC)	20
BUILDING (SF)	92,182
TENANT	Hitachi Energy USA Inc
LEASE TERM	10 Years Remaining
TYPE OF LEASE	-

Single tenant facility with a recent 10-year extension on a corporate-backed lease with 2.75% annual rent increases and two, 5-Year options. Located 40 miles from Jackson-Medgar International Airport with direct access Interstate 20.

ON-MARKET COMPARABLES



1111 N 161st E Ave, Tulsa, OK 74116

LIST PRICE	\$8,852,372
CAP	6.75%
NOI	\$597,535
\$/SQFT	\$88.48
DAYS ON MARKET	48
BUILDING TYPE	Industrial
AGE	1986
LOT SIZE (AC)	11.08
BUILDING (SF)	100,050
TENANT	Mattesco Supply Company
LEASE TERM	8 Years Remaining
TYPE OF LEASE	NNN

*Single tenant facility with 8 years remaining on a corporate guaranteed NNN lease with 2.25% annual rent increases.
Located 10 miles from Tulsa Airport.*



4405 Dawes Rd, Theodore, AL 36582

LIST PRICE	\$8,900,000
CAP	-
NOI	-
\$/SQFT	\$75.74
DAYS ON MARKET	634
BUILDING TYPE	Industrial
AGE	1985
LOT SIZE (AC)	88.00
BUILDING (SF)	117,500
TENANT	-
LEASE TERM	-
TYPE OF LEASE	-

40 acre improved yard with truck scale and 6 total buildings, including 1,300 SF office trailer. Located 17 miles from Mobile International Airport and 20 miles from the Port of Mobile.

On-Market Comparables Map

Address	LIST PRICE	CAP	NOI	\$/SF	DAYS ON MARKET	AGE	LOT SIZE (AC)	BUILDING (SF)
5925 I 10 Industrial Pkwy S, Theodore, AL 36582	\$8,511,000	7.98%	\$679,000	\$94.81	-	1977	5.00	89,770
534 Patterson Ave, Fort Oglethorpe, GA 30742	\$9,950,000	6.93%	\$689,588	\$122.65	39	1970 / 1980	4.86	81,128
3350 Hamilton Blvd SW, Hapeville, GA 30354	\$8,300,000	-	-	\$95.99	133	1964	4.00	86,468
2074 Highway 43 N, Canton, MS 39046	\$7,150,000	8.07%	\$577,500	\$65.00	284	1984	17.00	110,000
101 W Ceres Blvd, Vicksburg, MS 39183	\$7,844,936	7.05%	\$553,068	\$85.10	103	2002	20.00	92,182
1111 N 161st E Ave, Tulsa, OK 74116	\$8,852,372	6.75%	\$597,535	\$88.48	48	1986	11.08	100,050
4405 Dawes Rd, Theodore, AL 36582	\$8,900,000	-	-	\$75.74	716	1985	88.00	117,500





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