



INDUSTRIAL STORAGE
BROKERS



BOAT & RV STORAGE SITE FOR SALE

DOOLEYS BOAT & RV STORAGE

160 LAKE SHORE DRIVE, CROPWELL, AL 35054

JIM BLANDA
954.466.5855
jim@industrialstoragebrokers.com
FL ##BK3605614

SCOTT REID | PARASELL, INC.
949.942.6585
broker@parasellinc.com
AL #000126182 - 0

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC. | A LICENSED ALABAMA BROKER #000127148-0
6700 N Andrews, Suite 405 , Fort Lauderdale, FL 33309
industrialstoragebrokers.com

TABLE OF CONTENTS

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Industrial Storage Brokers in association with Parasell, INC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Industrial Storage Brokers in association with Parasell, INC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Industrial Storage Brokers in association with Parasell, INC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Industrial Storage Brokers in association with Parasell, INC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Industrial Storage Brokers in association with Parasell, INC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Industrial Storage Brokers in association with Parasell, INC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

LISTING TEAM	3
PROPERTY INFORMATION	4
PROPERTY SUMMARY	5
PROPERTY DESCRIPTION	6
FINANCIAL ANALYSIS	7
FINANCIALS	8
LOCATION INFORMATION	9
SURVEY	10
LOCATION MAP	11
DEMOGRAPHICS MAP & REPORT	12
SCOTT REID AL	13

LISTING TEAM

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



Phillip Maisano

Advisor – Industrial Storage Brokers
Phil@IndustrialStorageBrokers.com
(954) 466-8925
SL3573987



James Blanda

Broker – Industrial Storage Brokers
Jim@IndustrialStorageBrokers.com
(954) 466-5855
BK3605614



Roman Melnyk

Partner – Industrial Storage Brokers
Roman@IndustrialStorageBrokers.com
(954) 314-4442
RS342028

*In Association with Scott Reid &
ParaSell, Inc. | A Licensed
Alabama Broker #000127148-0*

Scott Reid

Broker – ParaSell, Inc.
broker@parasellinc.com
(949) 942-6578
AL - 000127148-0

SECTION 1

PROPERTY INFORMATION

PROPERTY SUMMARY

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



PROPERTY DESCRIPTION

160 Lakeshore Drive offers a compelling opportunity to acquire a well-located industrial asset within one of Birmingham's most established commercial corridors. Positioned just off Interstate 65, the property provides excellent regional connectivity and efficient access to the greater Birmingham metropolitan area, making it well-suited for distribution, service, or light manufacturing users.

The asset benefits from a central infill location with strong surrounding demand drivers, including nearby industrial, flex, and office users. Its proximity to major transportation routes, employment centers, and supporting amenities enhances both operational efficiency and long-term tenant appeal.

This offering presents an attractive opportunity for investors or owner-users seeking a strategically located industrial property with durable fundamentals in a supply-constrained infill market. The site's accessibility, visibility, and functional layout support a wide range of industrial uses while positioning the asset for stable long-term performance.

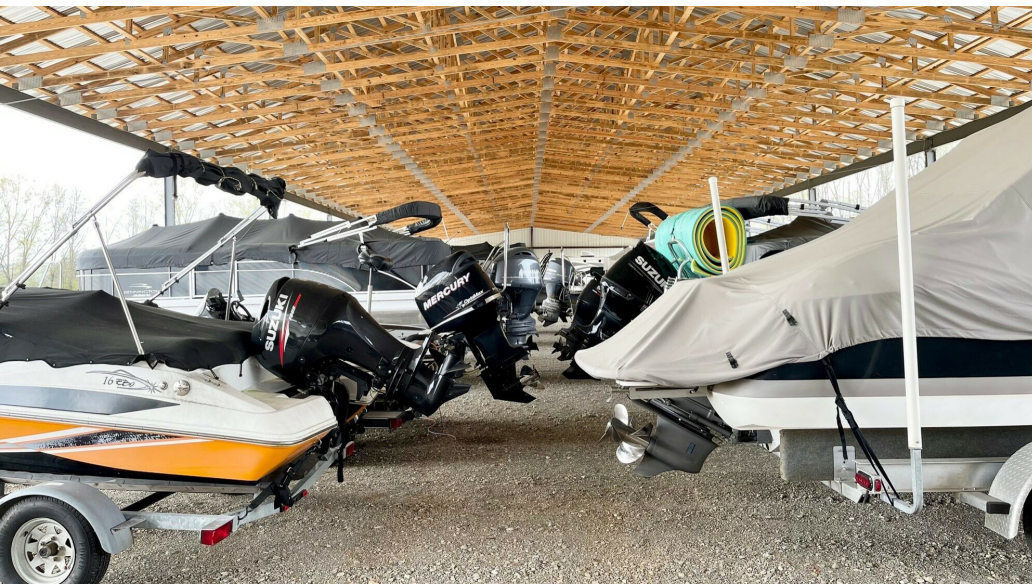
OFFERING SUMMARY

Sale Price:	\$1,590,000
Number of Spaces:	122
Lot Size:	20 Acres
Cap Rate:	In-Place 5.94% 8.03% Pro-Forma

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,846	4,022	16,177
Total Population	4,272	9,492	40,239
Average HH Income	\$103,188	\$95,911	\$83,009

PROPERTY DESCRIPTION

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



HIGHLIGHTS

- 96 covered and 26 uncovered with potential for expansion
- 20± acre RV and boat storage facility in Cropwell, Alabama
- 122 total parking spaces with approximately 90%+ occupancy
- 12x30 spaces current rate of \$110, Competitors charging \$125+
- 10x30 spaces current rate of \$60, Competitors charging \$70+
- Gravel lot designed for heavy vehicle, RV, and trailer use
- Strong visibility along Lake Shore Drive with clear 500+ feet of frontage and signage exposure
- Convenient access to major regional routes including Highway 34 and Highway 231
- Approximately 10 minutes to Pell City and Interstate 20 via Highway 231
- Positioned to serve Lake Logan Martin, Pell City, and surrounding residential growth
- 24 hour video surveillance at entrance and exit of facility
- Ranked as a top google result on Boat and RV storage in Cropwell
- Opportunity to expand and develop with existing infrastructure, systems, and income in place
- Electrical outlets available for tenant use
- Online rental and bill pay system in place
- Immediate access to Interstate 65, providing direct north-south connectivity throughout the Birmingham MSA
- Convenient proximity to I-20/59 and I-459, allowing efficient regional and interstate distribution

SECTION 2

FINANCIAL ANALYSIS

FINANCIALS

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



			Assumptions
	Actual	Pro Forma	
Gross Potential Income	\$145,440	\$160,080	\$10 Rent Increase Due
Economic Occupancy	78.69%	95.00%	
Net Rental Income	\$114,444	\$152,076	
Controllable Expenses			2% annual increases
Power	\$1,653	\$1,686	
Water	\$324	\$330	
Phone	\$1,181	\$1,205	
Internet	\$1,459	\$1,488	
Software / gate access	\$5,583	\$5,695	
Landcaping	\$0	\$1,500	
Total Controllable Expenses (13%)	\$10,199	\$11,903	
Non-Controllable Expenses			Tax adjustment
Real Estate Taxes	\$3,192.30	\$6,000	
Insurance	\$6,574	\$6,574	Self Managed
Management Fee			
Total Non-Controllable Expenses	\$9,767	\$12,574	
Total Operating Expenses	\$19,966	\$24,478	
Expense Ratio	17.45%	16.10%	
Net Operating Income	\$94,478	\$127,598	
Cap Rate (Pro-Forma Income)	5.94%	8.03%	
Value	\$1,590,000	\$1,590,000	

SECTION 3

LOCATION INFORMATION

LOCATION MAP

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



DEMOGRAPHICS MAP & REPORT

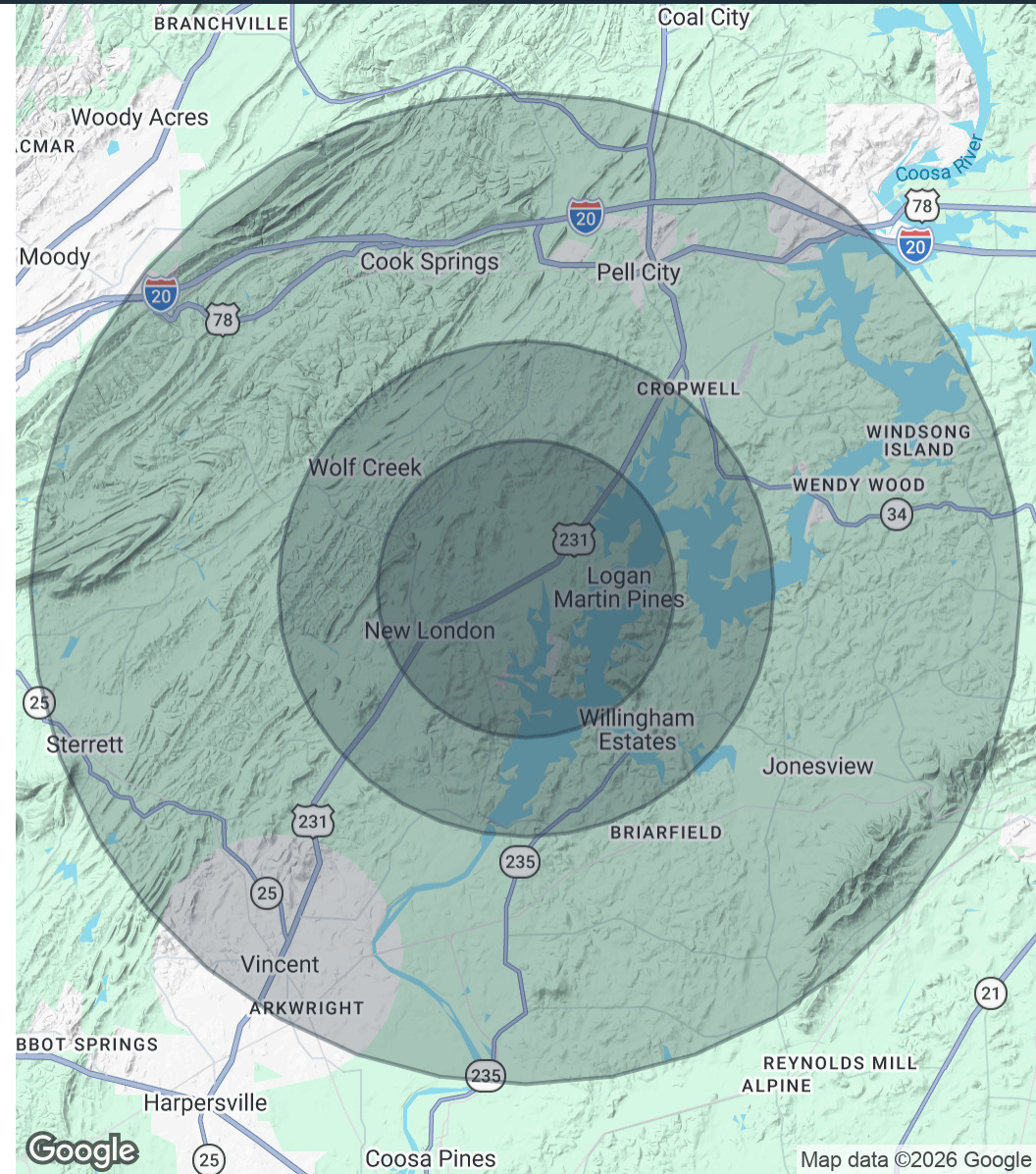
160 LAKE SHORE DRIVE, CROPWELL, AL 35054



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,272	9,492	40,239
Average Age	47	47	44
Average Age (Male)	46	46	43
Average Age (Female)	48	48	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,846	4,022	16,177
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$103,188	\$95,911	\$83,009
Average House Value	\$324,911	\$329,539	\$296,764

2020 American Community Survey (ACS)



LISTING TEAM

160 LAKE SHORE DRIVE, CROPWELL, AL 35054



Phillip Maisano

Advisor – Industrial Storage Brokers
Phil@IndustrialStorageBrokers.com
(954) 466-8925
SL3573987



James Blanda

Broker – Industrial Storage Brokers
Jim@IndustrialStorageBrokers.com
(954) 466-5855
BK3605614



Roman Melnyk

Partner – Industrial Storage Brokers
Roman@IndustrialStorageBrokers.com
(954) 314-4442
RS342028

*In Association with Scott Reid &
ParaSell, Inc. | A Licensed
Alabama Broker #000127148-0*

Scott Reid

Broker – ParaSell, Inc.
broker@parasellinc.com
(949) 942-6578
AL - 000127148-0