

INVESTMENT OPPORTUNITY IN THE JETPLEX AREA

277 WESTCHESTER ROAD, MADISON, AL 35758

GrahamCompany.com



FOR SALE | Investment Opportunity in the Jetplex Area | 277 Westchester Road, Madison, AL 35758

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Graham & Company 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 Graham & Company 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. Graham & Company 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. Graham & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Graham & Company 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 Graham & Company in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY SUMMARY	3
BUILDING DESCRIPTIONS	4
ADDITIONAL PHOTOS	5
AERIAL MAP	6



PROPERTY DESCRIPTION

This 100% occupied investment opportunity in the Jetplex area boasts a 7 year lease and a 10 year lease. Totaling 60,000 SF, the opportunity is comprised of two (30,000 SF each) buildings. OHM Intl occupies Bldg 1, and Wittichen Supply occupies Bldg 2.

PROPERTY HIGHLIGHTS

- Investment opportunity in the Jetplex area
- 60,000 Total SF comprised of 2 buildings
- NNN leased
- 10-year property tax abatement transferable to buyer
- BLDG 1: 7-year lease commences 11/01/2025 (Tenant: OHM)
- BLDG 2: 10- year lease commences 01/01/2026 (Tenant: Wittichen Supply)
- NOI (Year 1 Estimated): \$550,000

OFFERING SUMMARY

SALE PRICE:	\$7,861,000
NUMBER OF UNITS:	2
LOT SIZE:	5.7 Acres
PROPERTY SIZE:	60,000 SF
NOI:	\$550,300.00
CAP RATE:	7.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	113	519	1,883
TOTAL POPULATION	218	988	3,750
AVERAGE HH INCOME	\$86,763	\$87,437	\$96,069



BUILDING 1 SPECIFICATIONS

- Constructed in 2025
- 30,000 Total SF
- 25' eave height; 30' at peak
- 6" slab flooring
- Gas-heated warehouse
- 600 Amp 120/208V 3-phase power
- Four 9' x 10' dock doors with levelers
- Two 12' x 14' grade level drive-in doors
- Includes 1,500 SF office space
- 42 parking spaces
- 26GA PBR screw down roof
- Zoning: M1 Restricted Industrial



BUILDING 2 SPECIFICATIONS

- Constructed in 2025
- 30,000 Total SF
- 25' eave height; 30' at peak
- 6" slab flooring
- Gas-heated warehouse
- 600 Amp 120/208V 3-phase power
- Four 9' x 10' dock doors with levelers
- Two 12' x 14' grade level drive-in doors
- Includes 4,600 SF office space
- 42 parking spaces
- 26GA PBR screw down roof
- Zoning: M1 Restricted Industrial





