



# INVESTMENT OPPORTUNITY

## Office/Warehouse | Single-Tenant | NNN

\$3,508,000 | 8.0% Cap Rate  
24,000 SF | 100% Leased  
Single Tenant | Office/Warehouse  
**Alabaster, Alabama**

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### OFFERING SUMMARY

Colliers International Investment Services has been exclusively retained to facilitate the sale of the campus for Spectrum Environmental which consists of two buildings totaling 24,000 SF (16,000 SF and 8,000 SF) located in Alabaster, Alabama.

### INVESTMENT HIGHLIGHTS

- **TENANT** - Spectrum Environmental is a full service environmental services company serving the state of Alabama since 1993. Spectrum serves some of the most well respected firms in their industries.
- **15-YEAR NNN LEASE** - Spectrum Environmental has proposed to sign a new 15-year NNN lease, providing an investor with a long-term investment.
- **PROPERTY** - The office building was built in 2007 and contains high quality office and meeting space. The office/warehouse building, also built in 2007, contains large amounts of space for servicing. There is also significant outside storage yard area in the rear of the property.
- **STRATEGIC LOCATION** - The property is located centrally in an industrial area in Alabaster within close proximity of many of Spectrum's clients and easy access to I-65.
- **DIVERSE & STABLE ECONOMY** - As the largest city in Alabama, there are over 1.14 million people in the Birmingham MSA. The economy is comprised of a diverse mix of industries which is dominated by the banking, healthcare, educational, automotive, insurance and technology sectors. UAB provides a true anchor to the economy with an impact of over \$5 Billion annually. Birmingham ranks as the 9th largest banking market in the nation and the 2<sup>nd</sup> largest in the Southeast.