



# INVESTMENT OPPORTUNITY

BESSEMER, ALABAMA

## SALE

1100-1110 Powder Plant Road  
Bessemer, AL 35022

### PROPERTY SUMMARY

- 2.85 Acres total

#### 1100 Powder Plant Road

- 10,800 SF total including 2,400 SF of office

#### 1110 Powder Plant Road

- 10,000 SF total including 3,500 SF of office

#### 1100 & 1110 Powder Plant Road

- Zoned light industrial; City of Bessemer
- Masonry/metal new construction
- Built in 2007/2008
- Drive-in and dock high loading
- Clear span buildings

### SALE PRICE

**\$1,949,229**

### EXCLUSIVE AGENT

Jack Brown, SIOR  
205.871.7100

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### INVESTMENT SUMMARY

#### 1100 Powder Plant Road

**Tenant** US Remodelers, Inc. a subsidiary of Home Systems (NASDAQ: USHS)

**Lease expiration** August 2012

**Current net rent** \$71,604 Annually

**Rent escalation** 2%

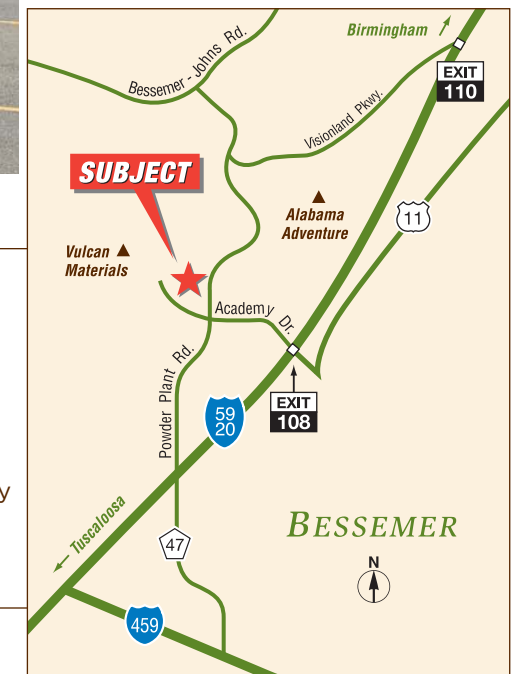
#### 1110 Powder Plant Road

**Tenant** Infinity Insurance, Inc. (NASDAQ: IPCC)

**Lease expiration** July 2013

**Current net rent** \$79,500 Annually

**Rent escalation** 2.5%



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Information deemed reliable, but not guaranteed.

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