

# 10400 TECHNOLOGY DRIVE

COTTONDALE | ALABAMA | 35453

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EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Graham & Company is pleased to present the opportunity to acquire the Michelin Distribution Center in Cottondale, Alabama.

The Michelin warehouse, operated by Sunsouth, is a mission critical operation providing delivery to the BF Goodrich tire plant in Tuscaloosa. Along with other products, this property handles exotic rubbers that require a temperature controlled environment. Michelin made a significant capital investment to update the building for this purpose.



### LEASE SUMMARY

Tenant	<b>Michelin Group</b>
Lease Expiration	<b>04/30/2030</b>
Lease Type	<b>NNN</b>
Remaining Term	<b>9 Years</b>

### PROPERTY SUMMARY

10400 Technology Way | Cottondale | Alabama | 35453

Rentable Area	SITE SIZE	LEASED
<b>228,000 SF</b>	<b>7 ACRES</b>	<b>100%</b>

TENANT	YEAR 1 NOI	TERM REMAINING
<b>MICHELIN GROUP</b>	<b>\$1,133,024</b>	<b>9 YEARS</b>

PROPERTY TYPE	YEAR BUILT	CLEAR HEIGHT
<b>GENERAL INDUSTRIAL</b>	<b>1995</b>	<b>27'</b>

DOCK HIGH DOORS	DRIVE-IN DOORS	CONSTRUCTION
<b>21</b>	<b>1</b>	<b>METAL</b>

RAIL SERVED  
**NORFOLK SOUTHERN (ACTIVE)**



Contact Us



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