

OFFERING MEMORANDUM

Colliers
INTERNATIONAL



6420 Wall Street

6420 WALL STREET, MOBILE, ALABAMA 36695

14,862 SF SINGLE-TENANT PROFESSIONAL OFFICE BUILDING

TABLE OF CONTENTS

INVESTMENT OFFERING

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› Executive Summary	1
Offering Summary	
Investment Terms	
› Property Information	4
Location Aerial	
Site & Improvements Description	
Site Plan	
Main Building Survey	
Parking Lot Survey	
Property Photos	
› Tenant Overview	10
Tenant Overview	
Lease Abstract	
› Market Overview	15
Regional Map	
Local Map	



➤ Executive Summary

Offering Summary

Colliers International has been retained as the exclusive advisor for the sale of 6420 Wall Street located in Mobile, Alabama. The 1.83-acre site features one flex office-industrial building totaling 14,862 square feet ideally situated in the West Mobile sub-market. The single-tenant building served as the corporate office headquarters of Computer Technology Solutions, Inc. before the company was purchased by CGI, Inc. (NYSE: GIB) in April 2017, and now the building serves as one of seven of the IT giant's onshore centers. CGI provides full-service IT capabilities to numerous clients from its onshore delivery centers.

CGI's seven existing U.S. onshore delivery centers operate within 1-2 time zones from any contiguous U.S. location, which effectively supports projects that require tight collaboration, immediate communication, and sensitive timelines. CGI partners with nearby colleges or universities (such as the nearby University of South Alabama) at its onshore delivery centers to create jobs and attract affordable labor in small towns not traditionally associated with tech sector growth. That model is key to providing world-class, end-to-end IT and digital services with lower costs and closer operational proximity than many other providers. CGI has 12,000 consultants (employees) in the U.S. and 74,000 globally.

OFFERING SNAPSHOT

Offering Price	\$2,025,000
Cap Rate	10.5%
Annual Rent	\$212,608 (\$14.31/sf)
Lease Structure	Modified Net (See abstract)
Lease Commencement	2/1/2017
Lease Expiration	1/31/2024
Tenant	CGI Technologies and Solutions, Inc.
Location	6420 Wall Street, Mobile, AL
Rentable Area	14,862 SF
Year Built Renovated	1993 2013
Building	one story, freestanding

INVESTMENT HIGHLIGHTS



INSTITUTIONAL CREDIT PARENT

The tenant is a wholly-owned subsidiary of CGI, Inc. (NYSE: GIB), which produced revenues of \$11.5 billion (Canadian dollars) in fiscal 2018.



MISSION CRITICAL LOCATION

The subject is one of seven mission-critical CGI delivery centers. CGI strategically partners with and positions itself nearby colleges or universities in order to efficiently source human capital and deliver IT services in a timely manner.



DESIRABLE REAL ESTATE

The property is well located as office/flex space in west Mobile, proximate to Providence Hospital, University of South Alabama, and Mobile Regional Airport. The neighborhood is one of the highest income areas of Mobile-proper. The building is a well-built office/flex-industrial facility that would be suitable to a variety of users.



HIGH YIELD OPPORTUNITY

Risk presented by a termination option effective 1/31/2022 is mitigated by the mission-critical nature of the subject as an onshore delivery center and by the property's inherent marketability to other users.

Investment Terms

6420 Wall Street, Mobile, AL 36695, is being offered for sale by Colliers International on behalf of the Owner. The Property is comprised of one single-tenant building on 1.83 acres which is being offered for sale.

The tenant is a fully owned subsidiary of CGI, Inc., a publicly traded company on the NYSE and Toronto Exchange.

INITIAL BIDS

All Letters of Intent should include, at a minimum, the purchase price, earnest money, inspection provisions, closing date, capital sources (debt & equity) and allocation of closing costs between Purchaser and Seller.

DUE DILIGENCE MATERIALS

The tenant is a fully owned subsidiary of CGI, Inc., a publicly traded company on the NYSE and Toronto Exchange. Financial statements are publicly available and the tenant rolls up into the segmented group “U.S. Commercial and State Government” in CGI’s Annual Reports.

PROPERTY TOURS

Tours of the Property will be available to qualified investors approved by the Owner at specified times throughout the marketing process, and will only be available with a Colliers or Owner representative present. Unannounced and/or unescorted tours will not be allowed. To arrange for a property tour, please coordinate with the listing agent to the right.

CONTACT FOR INFORMATION

STOVIE MOORE

+1 706 577 1516

(stovie.moore@colliers.com)

Disclaimer: The Owner reserves the right, at its sole discretion, to reject any and all offers to acquire the building(s) in this portfolio and/or to terminate discussions with any prospective purchaser, at any time, with or without notice. The Owner shall not be bound to any agreement until a mutually agreeable purchase and sale agreement is executed by and delivered to all parties.



➤ Property Information

Location Aerial

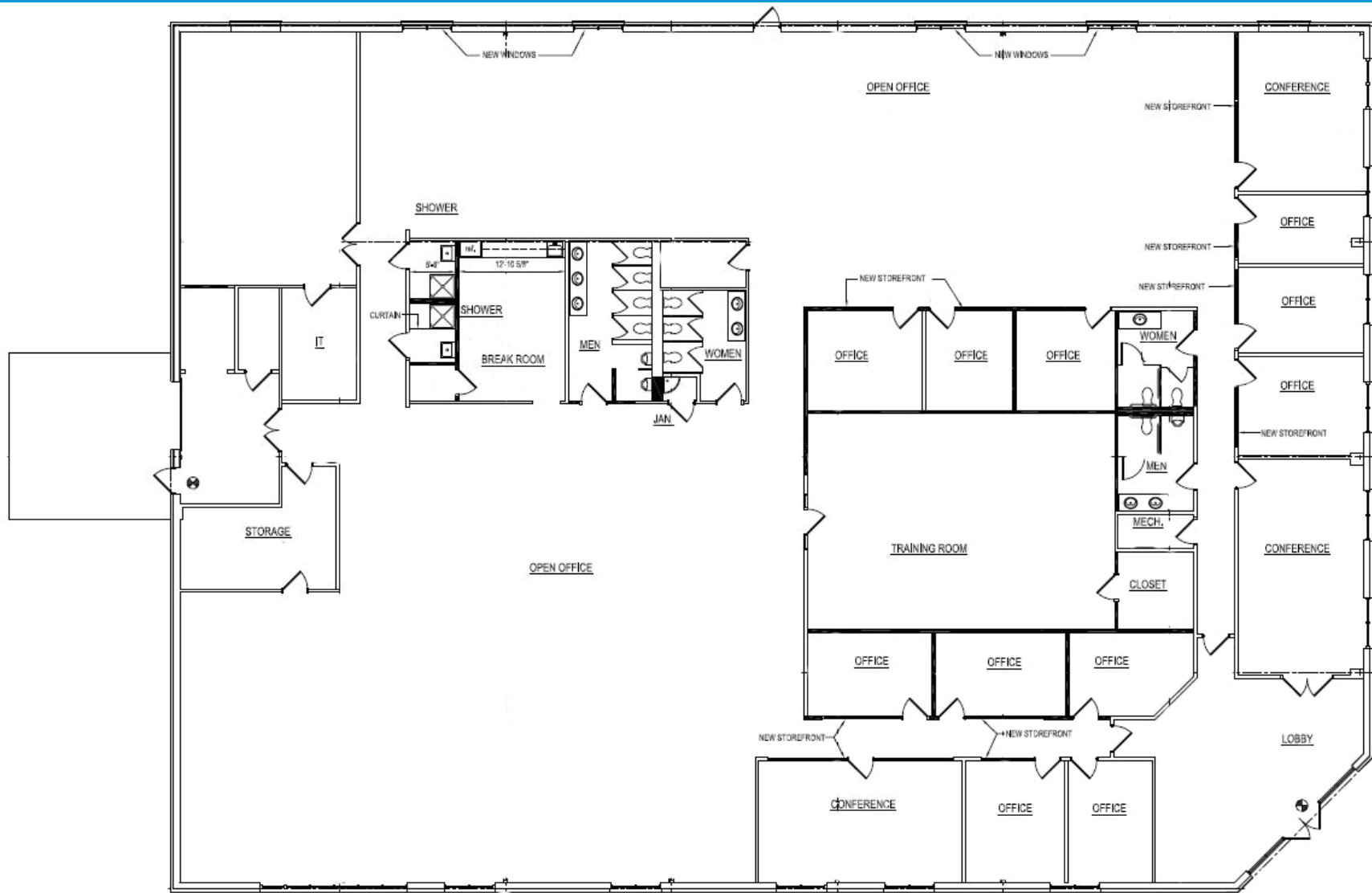


Site & Improvements Description

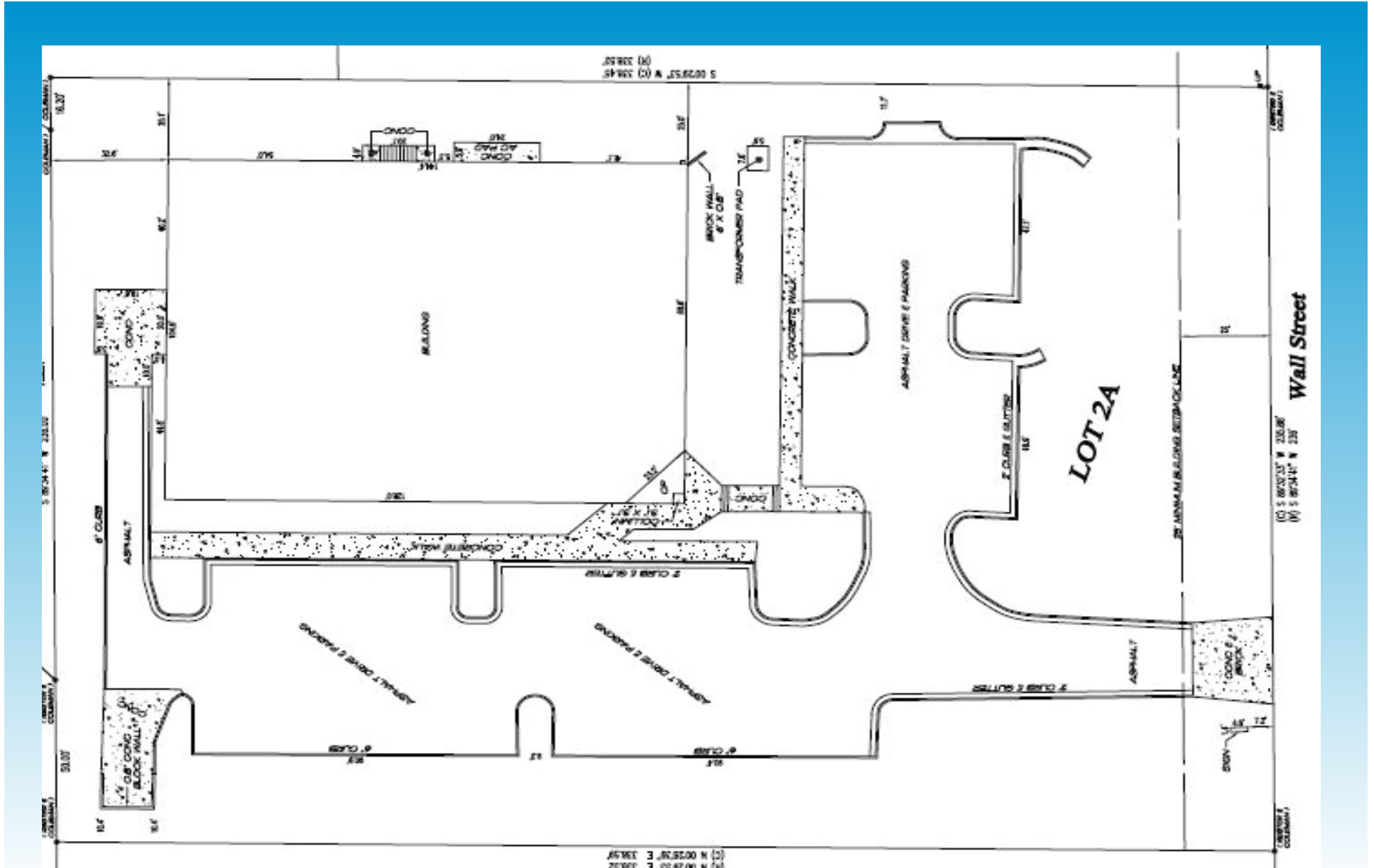
ADDRESS	6420 WALL STREET
General Property Type	Office
Parcel ID	R022809291000057.001 R022809291000057.004.
Year Built	1993, renovated in 2013
Zoning Designation	B-1
Zoning Description	Buffer Business District
Occupancy Type	Single-Tenant
Net Building Area (SF)	14,862
Land Area (Acres)	1.83 Acres
Percent Leased	100%
Ingress/Egress	Excellent
Number of Buildings	1
Stories	1
Total Parking Spaces	+/-90 spaces
Parking Spaces/1,000 SF	6/1,000 SF
Site Improvements	N/A
EXTERIOR	
Foundation	Concrete Slab on grade w/CMU foundation wall on east portion
Structural Frame	Pre-engineered steel
Exterior Walls	Metal stud with brick veneer
Roof	Standing seam metal
HVAC	Central HVAC systems
Landscaping	Grass, trees and planted beds
INTERIOR	
Ceilings	10-foot drop down acoustical ceiling tile
Floors	Mix of carpet, commercial vinyl tile and concrete
Walls	Painted drywall
Lights	Primarily fluorescent with some incandescent



Site Plan



Main Building Survey





LEGAL DESCRIPTION:
LOT 3, OP INVESTMENT SUBDIVISION, RESUBDIVISION OF LOT 2,
RESUBDIVISION OF LOT 28 AS RECORDED IN MAP BOOK 109 PAGE 51 IN
THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

FLOOD DATA:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X(UNSHADED) ON THE
FLOOD INSURANCE RATE MAP 01097C0537K, DATED 17 MARCH 2010.

SURVEYORS NOTES:

1. BOUNDARY & IMPROVEMENT DATA FROM SURVEY BY BYRD SURVEYING, INC. DATED JUNE 14, 2016.
2. THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.

ADMINISTRATIVE PUD:
ADMINISTRATIVE PUD TO ALLOW FOR PARKING LOT ACCESS VIA
PEDESTRIAN WALK WAY TO ADJACENT PROPERTY.

[illegible]

TRAFFIC CONTROL NOTES:

1. THIS PROJECT INVOLVES SIDEWALK WORK (INCLUDING A NEW HANDICAPPED RAMP) ADJACENT TO THE ROADWAY.
2. TAVER SHALL BE FORMED BY PLACING ONE CONE PER FOOT OF LANE WIDTH.
3. ROADWAY TRAVEL LANE SHALL MAINTAIN A MINIMUM WIDTH OF 10 FEET.
4. WHEN WORKING CLOSE TO THE ROADWAY FLAGGING MAY BE REQUIRED IF MOTORISTS CANNOT SEE ONCOMING TRAFFIC DUE TO EQUIPMENT BLOCKING THE LANE OF TRAVEL.
5. CONTACT BUTCH LAINGER AT 251-208-2972 (CITY OF MOBILE TRAFFIC ENGINEERING) TWO DAYS PRIOR TO DOING WORK WITHIN THE RIGHT-OF-WAY TO COORDINATE TRAFFIC CONTROL.

VEHICLE MOUNTED:

1. CONTRACTOR TO TAKE PRECAUTIONS TO NOT DAMAGE ANY ADJACENT PROPERTIES OR IMPROVEMENTS ON ADJACENT PROPERTIES DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY EXISTING IMPROVEMENTS AND/OR MATERIALS IN CONFLICT WITH PROPOSED PROJECT.
3. CONTRACTOR SHALL COORDINATE REQUIRED PEDESTRIAN ACCESS AROUND WORK SITE DURING CONSTRUCTION WITH OWNER OR AUTHORIZED OTHER REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. A SHORT-TERM STAGING AREA, LOCATION AND LOCATION TO BE APPROVED BY OWNER OR AUTHORIZED OWNER REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO PROTECT ALL TREES AND ROOTS OF TREES THAT ARE TO REMAIN. A SHORT-TERM STAGING AREA SHALL BE LOCATED IN ALL OFF-ROAD, ANY CONCRETE PANELS THAT ARE CRACKED OR OTHERWISE DEGRADATED CONCRETE OR PANELS THAT DO NOT MEET CITY REQUIREMENTS FOR WITHIN 10 FEET OF THE EXISTING DRIVEWAY SHALL BE REMOVED. THE REMAINDER OF A CONCRETE PANEL IS CRACKED OR DOES NOT MEET CITY REQUIREMENTS THE ENTIRE PANEL SHALL BE REPLACED.
6. JOINT TYPES AND LOCATIONS PER CITY OF MOBILE STANDARD DETAILS (SEE SHEET G-03).
7. CURB AND GUTTER SHALL BE CONSTRUCTED TO MEET THE STANDARD SPECIFICATIONS OF ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
8. CONTRACTOR SHALL HAVE A COPY OF THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION AND THE ALDOT STANDARD DRAWINGS ON-SITE DURING CONSTRUCTION FOR REFERENCE.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL ADJACENT TO SITE INCLUDING THE USE OF SIGNING, FLAGMEN AND CONE TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
10. PARKING STOPS SHALL BE LOCATED AT ALL SPACES ADJACENT TO BUILDINGS, WALKWAYS, AND FENCING. ALL PARKING STOPS SHALL BE OF THE TYPE "A" AND SHALL BE AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK.
11. PAVERMENT AND PAINTED SAFETY YELLOW.
12. CONTRACTOR SHALL CONTACT CITY ENGINEERING INSPECTOR, STAN FERNELL (251-663-3474, stan.fernell@cityofmobile.org) AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK.
13. THE LAND OBTAINMENT PERMIT EXPIRES UPON COMPLETION OF THE WORK OR NOT LATER THAN ONE (1) YEAR FROM THE DATE OF ISSUANCE. PERMIT SHALL BE POSTED ON THE SITE WHILE THE SITE IS DISTURBED AND/OR CONSTRUCTION ACTIVITIES ARE BEING PERFORMED.

	SITE LAYOUT		BARTON & SHUMER ENGINEERING, LLC 4373 DOWNTOWNER LOOP SOUTH, SUITE B MOBILE, AL 36609 PHONE: 251-219-4962 FAX: 251-219-4074	
	SPECTRUM PARKING LOT LOCATION: 844 TIMBERS DRIVE, MOBILE, ALABAMA			
REVIEWER:		DRAWN BY: DMS		SHEET C1.0
DESIGNED BY: DMS		DATE: 19 JULY 2016		
PROJECT: 16181				

Property Photos





› Tenant Overview

Tenant Overview



U.S. ONSHORE DELIVERY

CGI IN MOBILE

Delivering world-class IT while creating great jobs

CGI's U.S. onshore IT services delivery center in Mobile, Alabama, is one of the seven CGI centers providing high-quality delivery of our full suite of services to enterprise clients, while creating great jobs in the region.



CGI has created an innovative "US onshore delivery model" which it claims has created over 1,600 jobs and hundreds of millions of dollars in local economic activity. The onshore delivery model has afforded CGI the ability to provide high-quality IT services at costs significantly below the average for large metropolitan US cities, reportedly saving clients 20-30% in the first year and beyond while improving service quality, efficiency, and building impact. Onshore delivery is part of CGI's global delivery model, which manages cost, risk, value, and time-to-market through the optimal mix of local and global sourcing.

The subject property is one of seven CGI onshore centers, including Atlanta, GA, Belton, TX, Lafayette, LA, Lebanon, VA, Troy, AL, Waterville, ME, and Wausau, WI.

CGI Technologies and Solutions, Inc. ("Tenant") became the subject's tenant in April 2017 when CGI Inc. ("CGI" | NYSE: GIB) purchased Computer Technology Solutions, Inc. ("CTS"), a regional software firm founded in 1993. By the time it was purchased by CGI, CTS had become a regional information technology consulting firm with over 350 employees and offices in Birmingham, Mobile, Charlotte, Nashville, and Chattanooga.

CGI is based in Montreal, Quebec, and produces annual revenues of approximately \$11.5 billion. The company's market cap is approximately \$19 billion. Founded in 1976, CGI is a global information technology company providing digital service delivery, industry expertise, end-to-end services, and IP-based solutions to commercial clients across the world.



Lease Abstract

TENANT CGI Technologies and Solutions, Inc. a wholly owned subsidiary of: CGI Group, Inc. (NYSE: GIB)

RENTABLE SQUARE FEET 14,862

OCCUPANCY 100% - Single Tenant

LEASE EXPIRATION January 31, 2024

CURRENT RENT Current Rate: \$14.31 psf Modified Net
Annual Rent: \$212,608
Monthly Base Rent: \$17,717

RENTAL RATE INCREASE Yearly 2.0% rental rate increases

DATE	MONTHLY	ANNUAL	PRICE/RSF
2/1/2017	\$17,029	\$204,353	\$13.75
2/1/2018	\$17,370	\$208,440	\$14.02
2/1/2019	\$17,717	\$212,608	\$14.31
2/1/2020	\$18,072	\$216,861	\$14.59
2/1/2021	\$18,433	\$221,198	\$14.88
2/1/2022	\$18,802	\$225,622	\$15.18
2/1/2023	\$19,178	\$230,134	\$15.48

TERMINATION OPTION 1/31/2022 Early Termination Option requires 6-months notice and 3-months rent as termination fee.

RENEWAL OPTIONS 1 x 5-years | LL will determine rent based on then-current market rents.

Lease Abstract

REPAIRS & MAINTENANCE

Tenant will reimburse LL for the following expenses (and insurance, but not more than \$150,000 in any given year) until a cumulative total of \$300,000 in reimbursements has been reached over the term. Through 2018, only \$27,405 of the \$300,000 has been used. Expenses include structural repairs, restorations and replacements, including heating systems, ventilating systems, air conditioning systems, mechanical systems, electrical systems, plumbing systems, fire sprinklers (including heads and pipes), structural systems, roof, lateral supports, foundations, parking lots, sidewalks, dumpster areas and other landscaping...

REAL ESTATE TAXES

Tenant will be responsible for and pay all taxes, licenses, and similar or related fees, including without limitation, real estate and personal property taxes, assessments, and operating and business licenses.

UTILITIES

Tenant will pay the appropriate suppliers for all water, gas, electricity, light, heat, telephone, power, sewer, storm water fees, sewer impact fees, garbage collection and any other utilities and communications services used by Tenant (or its subtenants) on the Premises during the Term, whether or not the services are billed directly to Tenant

INSURANCE TENANT RESPONSIBILITIES

Tenant's General Liability Insurance Coverage: Tenant shall obtain and keep in force during the Term commercial general liability insurance, insuring against liability for injury to or death of persons and loss of or damage to property occurring in or on the Premises and caused by Tenant or for which Tenant is responsible under this Lease. Tenant's liability insurance shall be in an amount of not less than \$2,000,000 combined single limit per occurrence for bodily and personal injury and property damage.

LL's General Liability Insurance Coverage: LL shall obtain and keep in force during the Term commercial general liability insurance, insuring against liability for injury to or death of persons and loss of or damage to property occurring in or on the Premises and caused by LL or for which LL is responsible under this Lease. Amount not less than \$2,000,000 combined single limit per occurrence for bodily and personal injury and property damage.

INSURANCE LANDLORD RESPONSIBILITIES

Landlord's All Risk Coverage: Landlord shall maintain in full force and effect at all times a Property Policy which is issued on an "All Risk" basis with coverage that is customary to a building of such nature covering the Building and all other structures, parking areas, improvements and appurtenances thereto owned by Landlord in an amount equal to the actual replacement cost of the Building and all structures, parking areas, improvements and appurtenances thereto, without deduction for depreciation. Such insurance shall include (i) a standard form of lender's loss payable endorsement, issued to the holder or holders of a mortgage or deed of trust secured in whole or in part by the Building and the other property on which the insured improvements are located; (ii) coverage for earthquake, flood and windstorm at full policy limits; and (iii) rental income insurance equal to Monthly Rent and, as applicable, operating costs for the Premises, for up to one year. In addition, Landlord shall obtain and keep in force during the Term such other insurance as Landlord deems advisable, provided the same is commercially reasonable.

INSURANCE REIMBURSEMENT

Tenant will reimburse LL the annual insurance premiums paid by LL for the insurance coverage described as well as for any costs or expenses paid by LL to repair/restore/maintain Premises. LL shall submit with its request for reimbursement that all premiums and reimbursement obligations shall not exceed One Hundred Thousand Dollars (\$150,000) in any twelve (12) month period during the Term and Three Hundred Thousand Dollars (\$300,000) in the aggregate during the Term."



> Market Overview

Market Overview

Mobile MSA

- The **Mobile MSA covers 2,828 square miles with more than 600,000 residents, it is Alabama's third most populous MSA.** The city of Mobile is the primary city in the MSA and is a picturesque Southern city featuring streets lined with massive live oaks and antebellum mansions. Located at the mouth of the Mobile River flowing into the Gulf of Mexico is the Port of Mobile.
- The Port of Mobile is Alabama's only saltwater port with a **\$19.4 Billion economic value.** The port encompasses a total of 4,000 acres with more than **5 million square feet under shed or yard space and employs directly or indirectly 124,328 workers.** The port has always played a key role in the economic health of the city and it currently serves as **the 12th-largest port in the United States.**
- Mobile is an industry-diversified port city in the rapidly growing southeastern United States. Mobile's primary industries include aerospace/aviation, chemical, maritime, oil & gas, steel manufacturing and healthcare.
- Considered one of the Gulf Coast's cultural centers, Mobile boasts several art museums, a symphony orchestra, professional opera, professional ballet

Aerospace/Aviation Industry

- Mobile's aviation/aerospace industry boasts the **Mobile Aeroplex at Brookley, a mixed-used industrial complex with unmatched logistical advantages.** The complex is **home to Airbus U.S. Manufacturing Facility.** Airbus Engineering SAFRAN, Continental Motors, VT MAE, MAAS Aviation and many other global companies. **Mobile's area aviation and aerospace companies employ an estimated 3,500 engineers processors, mechanics, welders and other skilled workers.** Workers are recruited from across the Gulf Coast area and trained through AIDT, Alabama's nationally recognized training program.



Chemical Industry

- Chemicals have long been a leader in Mobile's manufacturing profile. Chlor-alkali production at Olin Corporation is being developed around the area's salt domes, while refineries and petrochemical plants take advantage of ready access to the Gulf of Mexico. Specialty chemicals manufactured at Evonik Industries, its largest site in North America, improve hundreds of consumer products worldwide.
- The Mobile area's diverse chemical industry has grown along a 60-mile corridor reaching from McIntosh in the north to Theodore in the south. There are **26 chemical companies in this corridor with foreign headquarters in 9 countries**. Some of these top chemical companies include BASF, Dupont, Evonik Industries, Olin Products, Mitsubishi Polysilicon among others with a **\$620 million capital investment since 2010**. **This group employs approximately 3,500 skilled workers in the Mobile metropolitan area.**

Maritime Industry

- The maritime industry with virtually every conceivable service can be found in the Mobile area. These services include barge fleet, container repair and leasing, freight forwarding, heavy lift and salvage, ship chandlers, towing as well as ship building.
- There are three shipbuilding and/or repair facilities along Mobile's waterfront, including Austal USA, BAE Systems Southeast Shipyards, Signal Ship Repair, and Horizon Shipbuilding and many smaller companies located throughout the Mobile Bay region. **Mobile's port system provides shipping companies less than a 3 hour journey to open sea.**
- Austal USA was recently awarded a \$584 million contract to build Littoral Combat Ships (LCS 28) for the U.S. Navy.**

Healthcare Industry

- Mobile is a regional center for medical care, research and education. **Nearly 12 percent of Mobile's workforce (approximately 8,000)** is employed in the healthcare sector including **more than 850 physicians and more than 160 dentists**. The University of South Alabama (USA) College of Medicine and its affiliated research facilities help keep Mobile on the cutting edge of patient care.





OIL PLATFORMS IN MOBILE BAY

Oil & Gas Industry

- Since Alabama first leased its waters for natural gas drilling in the early 1980s, a thriving cluster of more than **200 businesses has developed to serve the oil and gas industry in state waters and in adjacent federal deepwater.** ExxonMobil, the major gas producer in Mobile Bay and offshore Alabama – along with W&T Offshore and Williams Mobile Bay Producer Services – processes millions of cubic feet of gas per day. Natural gas from Mobile is piped by major interstate pipelines to markets throughout the Southeast and the entire East Coast. Abundant natural gas storage is also available in underground salt domes north of Mobile. Four refineries in Alabama and Mississippi rely on Mobile for petroleum storage. **Alabama's 3 refineries make up nearly 10% of U.S. refining capacity.**
- At facilities along the Mobile River and on the Bayou La Batre canal, companies build offshore supply and rig standing vessels as well as repair rigs. In addition, these shipyards and others maintain full service repair sites and shore large floating dry docks capable of upgrading drilling rigs, ships and pipe-laying vessels.

Steel Manufacturing Industry

- Steel manufacturing is a growing player in Mobile's economy. In 2007, **combined investments totaling more than \$5 billion in advanced stainless steel and carbon steel facilities in north Mobile County** represented the largest in the U.S. to date by foreign manufacturers. Carbon steel manufacturer AM/NS Calvert, a joint venture between ArcelorMittal and Nippon Steel & Sumitomo Metal Corp., has the capability to supply over **5.2 million metric tons of advanced high strength steel to the NAFTA auto and energy industries and employs approximately 1,600 people.** Finland-based Outokumpu Stainless has the capacity to produce over **1 million metric tons of stainless steel annually and employs over 900 people."**
- Mobile is SSAB America's headquarters and are located in north Mobile County. The plant specializes in producing high strength steels in large plates, 10 feet wide and 90 feet long. **With more than 600 employees, SSAB can produce approximately 1.25 million tons of steel annually.**



AM/NS CALVERT STEEL



MOBILE MSA **QUICK STATS**

604,000
MSA estimated 2018
population



16%
below the national average
for cost of living



125th
ranking in population
among U.S. cities



\$422.3M
in annual tourism
revenue in 2016



3.2 Million
visitors to the Mobile MSA
in 2016

The Walmart Distribution Center

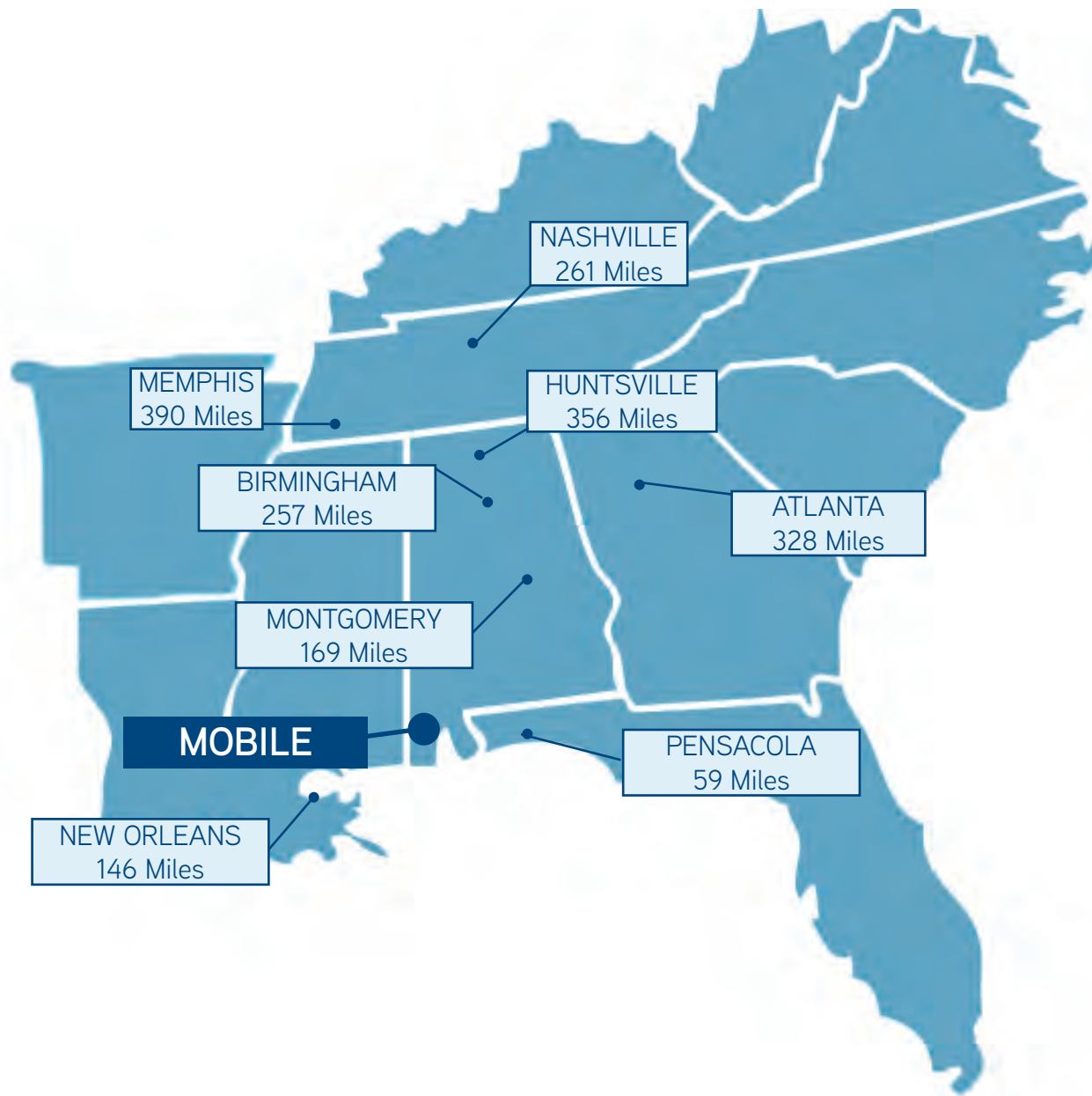
- Walmart chose Mobile to construct one of its largest distribution centers in the country. The \$135 million, 2.5 million square-foot facility on 400 acres opened the first Phase in September of 2018. Once fully operational, the center will be a boost to the Mobile's economy by bringing **more than 750 jobs** at an average wage of \$16.50 per hour.
- The distribution center is serviced by approximately 600 or more trucks that will be moving back and forth daily. Walmart's logistical hub **will serve around 800 of Walmart's 4,600 U.S. stores**. Those 800 stores are scattered over a sweeping area of the nation's heartland, from Alabama to Mississippi and northward to the

The Alabama Port Expansion Project

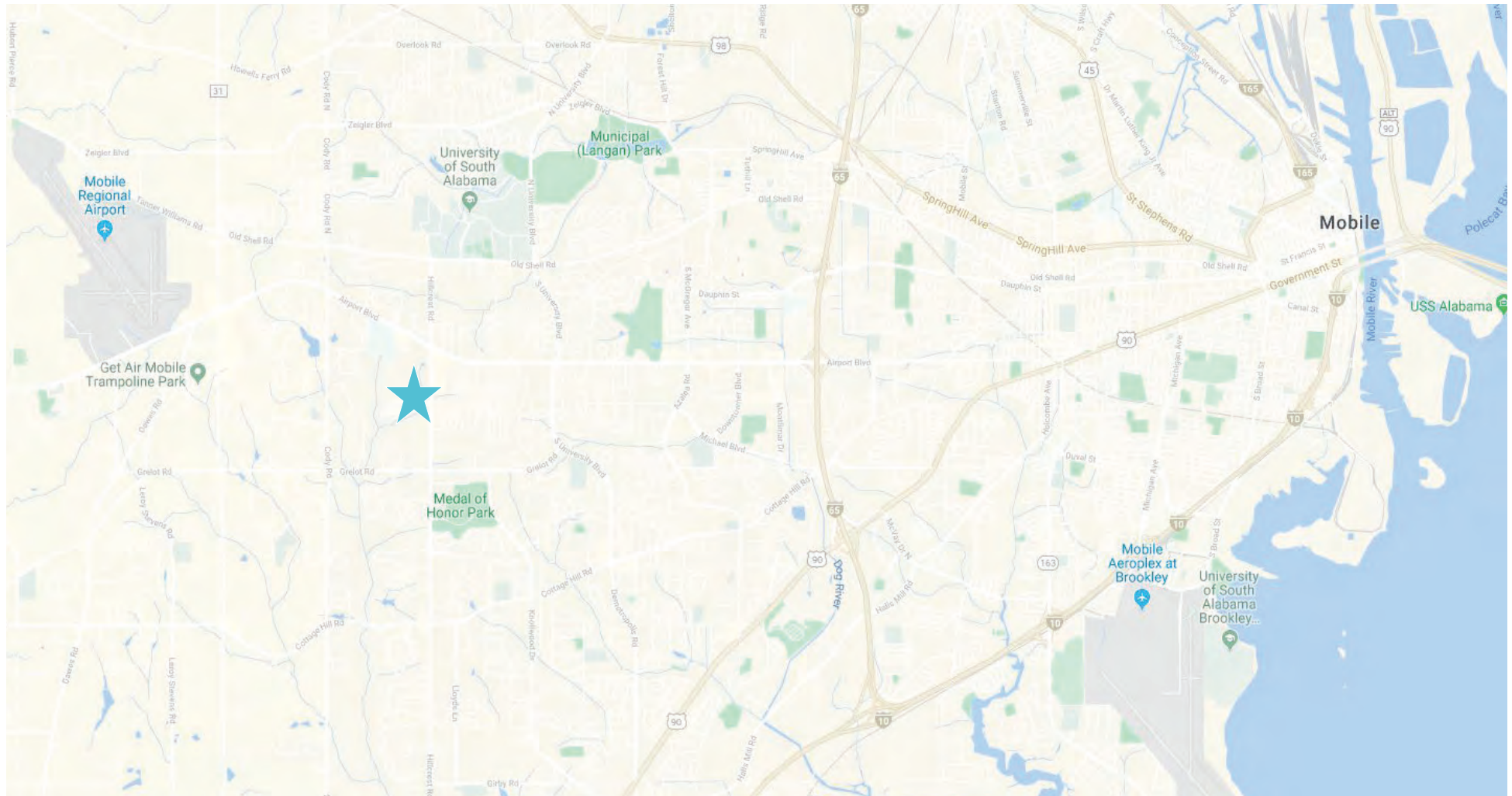
- The Alabama State Port Authority is one of the largest economic engines for the state with a 2017 economic impact of \$22.4 billion. A new \$60 million automobile roll-on, roll-off terminal began construction in 2019 in a major move to support automotive logistics in the state.
- Alabama has a \$388 million plan to expand Mobile's port channel and increase container traffic to the port. The U.S. Army Corps of Engineers is conducting a study in 2019 to determine the feasibility of deepening and widening the Mobile Harbor Channel to accommodate larger ships that have already begun to come through the Panama Canal. In 2017, the port handled 28.7 million tons of goods and almost 319,000 shipping containers. The APM terminal at the port has already installed two large container cranes at a cost of \$49.5 million. These cranes and the other minor expansions completed in 2018, increased the port's capacity from 350,000 TEU's to 500,000 TEU's.



Regional Map



Location Map



An aerial photograph of a suburban neighborhood. In the foreground, there's a road with a few cars and some trees. The middle ground shows a mix of residential houses, some with large lawns, and a few commercial buildings. The background is filled with more houses and trees, extending to the horizon.

Disclaimer Statement

This Offering Memorandum was prepared by Colliers International and has been reviewed by the owner. It contains selected information pertaining to 6420 Wall Street, Mobile, Alabama 36695 (the "Property") and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. All materials and information received or derived from Colliers International, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by Colliers International its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, 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 Colliers International, 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. Colliers International will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. 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. Colliers International makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Colliers International 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. Owner shall have no legal commitment or obligation to any purchaser reviewing the offering memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the Owner, and any conditions to Owner's obligations thereunder have been satisfied or waived. 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.



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