

# INDUSTRIAL FACILITY FOR SUBLEASE

400 INDUSTRIAL DRIVE | BIRMINGHAM, AL



COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 1,311,295 SF

## PROPERTY STATISTICS

- » Total Building: 1,311,295 SF
  - » Dry Grocery: 780,000 SF
  - » Freezer Area: 185,000 SF
  - » Cooler Area: 230,000 SF
  - » Shallow Bay Dry: 71,316 SF
  - » Reclaim, Truck Maint and Wash Bay: 44,979 SF
- » Divisible to 100,000 SF
- » Year Built: 1985 with cooler/freezer additions in 1988 and 1995
- » Ceiling Heights: 32'-35' clear
- » Construction: Concrete Tilt-Up Panel
- » Dock Doors: 237 total (142 dry; 95 cold)
  - » All doors have levelers, bumpers and shelters; standard dock height



## FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

### Food Advisory Specialists

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### Local Market Expert

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INTERNATIONAL

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## SUBJECT PHOTOS AND FEATURES

### General Building Info:

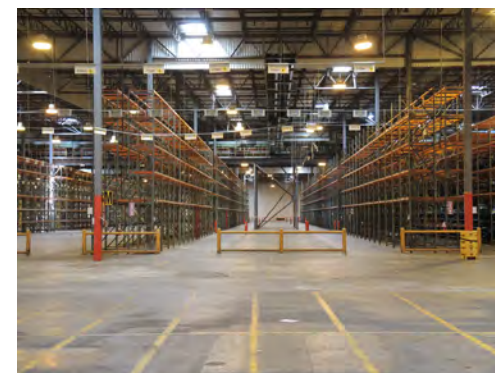
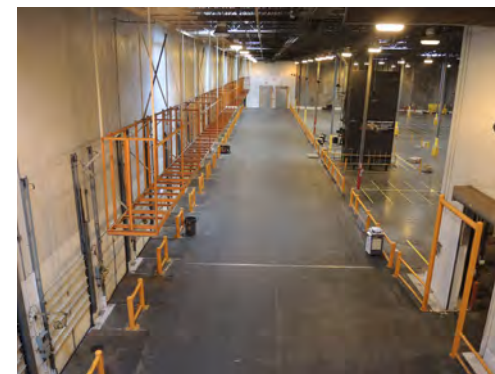
- » Taxes: \$0.34/SF in 2012-2014
- » Parking:
  - » ± 515 paved vehicle
  - » ± 70 paved tractor trailer
  - » ± 50 double trailer spaces
  - » 2 gravel lots for excess storage
- » Office area: 12,000 SF
- » Truck Maintenance building: ±12,850 SF
- » Reclaim building: ±20,000 SF
- » Truck Wash building: ±2,500 SF
- » Roof Information:
  - » fully repaired/replaced in 2010
  - » single-ply 60-mil PVC membrane

### Utilities:

- » Electrical - Alabama Power
  - » Four back up generators
  - » Average cost \$0.07/KWH
  - » Excess service capacity; 9 transformers
  - » Equipment schedule available
- » Water/Sewer - Birmingham Water Works
- » Gas - Alagasco

### Refrigeration:

- » Temps capable of -20°F, -10°F, +20°F and up
- » Ammonia system with glycol heated floor servicing freezers and 20°F meat coolers
- » Cold dock areas capable of 35°F
- » Full equipment schedule available



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## SUBJECT AERIAL AND FEATURES



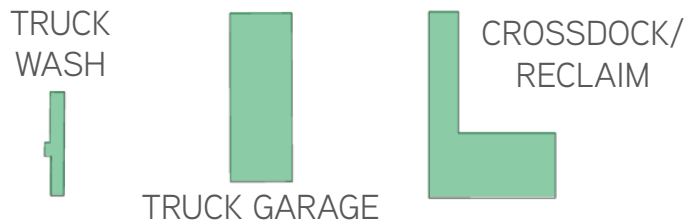
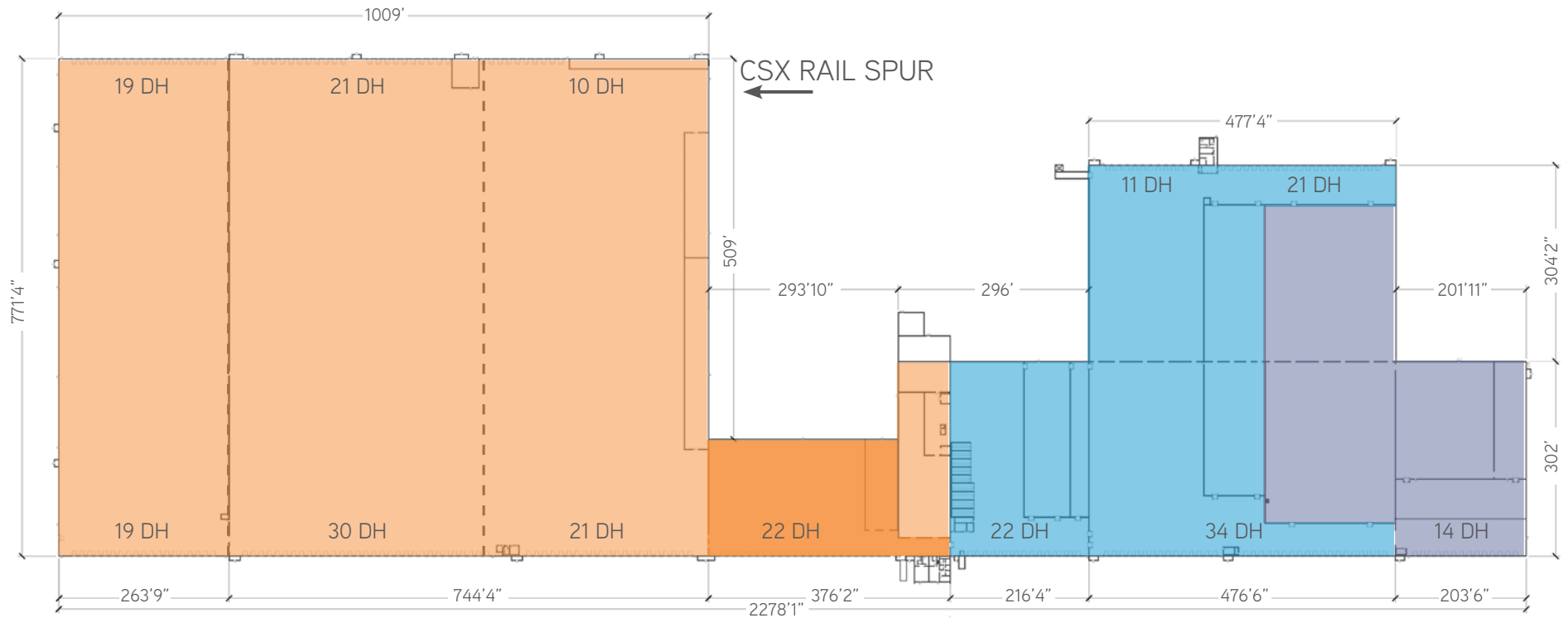
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## FLOOR PLAN



Dry Warehouse	780,000
Freezer	185,000
Cooler	230,000
Shallow Bay Dry	71,316
Out Buildings	44,316

# INDUSTRIAL FACILITY FOR SUBLEASE

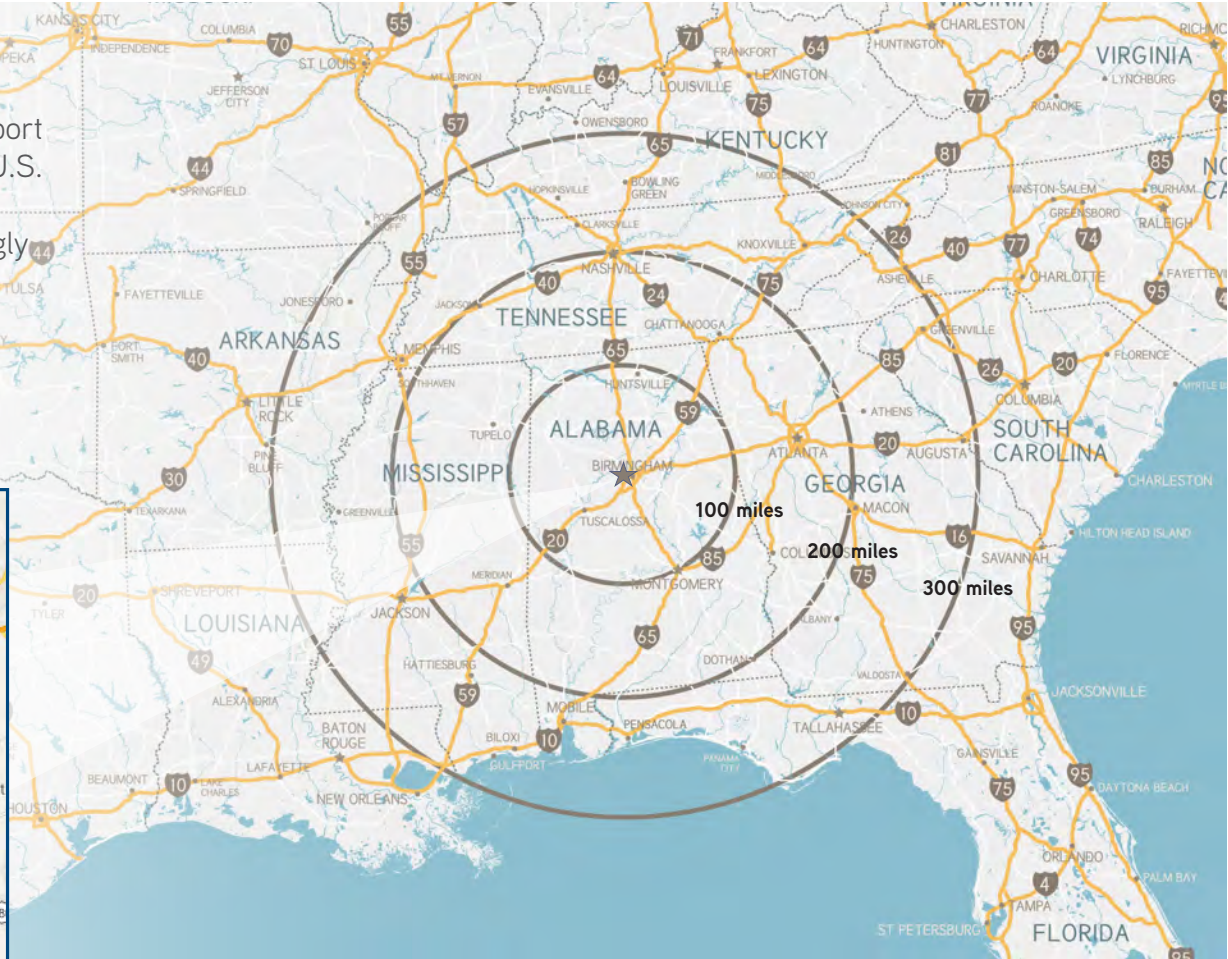
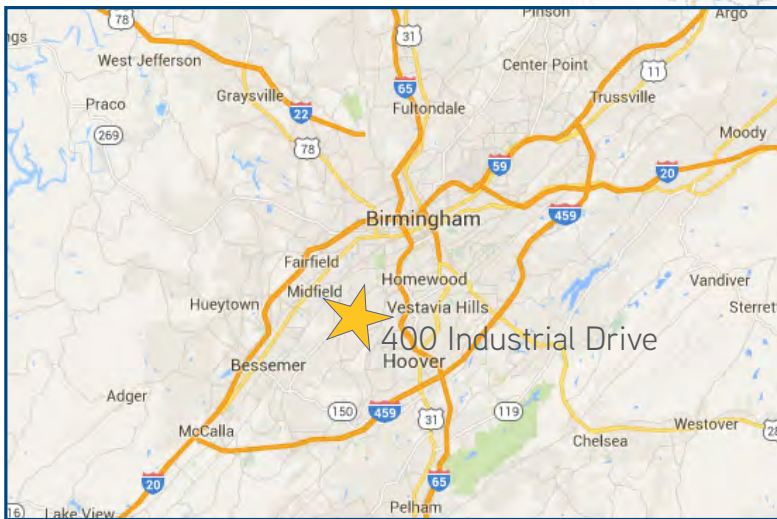
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## RADIUS MAP

- Less than 1 mile to I-65 with immediate access to I-20, I-59, I-22 and I-45
- 14 miles to Birmingham-Shuttlesworth International Airport
- Centrally located in the SE with ability to reach 70% of U.S. population within a 2-day freight travel time
- Major distribution employers include Dollar General, Piggly Wiggly, Motion Industries, The Home Depot, Associated Grocers of the South, Sysco, Wood-Fruitticher Grocery, Merchants Foodservice
- 392 new projects with a combined capital investment of \$3.37 billion and over 18,000 jobs in 2014



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