

INDUSTRIAL FACILITY FOR SUBLEASE

400 INDUSTRIAL DRIVE | BIRMINGHAM, AL

Colliers
INTERNATIONAL

COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 620,000 SF

AVAILABLE STATISTICS

- » Total Available: ± 620,000 SF
 - » Dry Grocery: ± 576,000 SF
 - » Shallow Bay Dry: ± 71,316 SF
 - » Truck Maint.: ± 44,979 SF
- » Divisible to 100,000 SF

OVERALL PROPERTY STATISTICS

- » Total Building: 1,311,295 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
- » CSX Rail



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Food Advisory Specialists

Chris Cummings
chris.cummings@colliers.com
Dir +1 404 877 9255

Turner Wisehart
turner.wisehart@colliers.com
Dir +1 404 574 1008

Local Market Expert

Tripp Alexander
tripp.alexander@colliers.com
Dir +1 205 445 0955

"The site plan drawing and/or other information and data contained herein were obtained from sources we believe to be reliable, however, neither Colliers International, its affiliates, contractors/sub-agents nor the property ownership do hereby represent any level of accuracy or completeness of such information. This document and the images and information contained herein are being provided as a courtesy for general reference purposes, subject to the possibility of errors, omissions, a change of price, prior sale or a withdrawal of the property from the (sale and/or lease) market without prior notice. Parties who are interested to learn more about the property are urged to seek independent and objective counsel and assistance in performing any and all needed due diligence investigations in order to satisfy themselves that the subject property will meet or exceed the requirements that are specific to the intended future use."

INDUSTRIAL FACILITY FOR SUBLEASE

400 INDUSTRIAL DRIVE | BIRMINGHAM, AL

COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 620,000 SF

Colliers
INTERNATIONAL

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
 - » Competitive power costs
 - » 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



INDUSTRIAL FACILITY FOR SUBLEASE

400 INDUSTRIAL DRIVE | BIRMINGHAM, AL

Colliers
INTERNATIONAL

COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 620,000 SF

SUBJECT AERIAL AND FEATURES



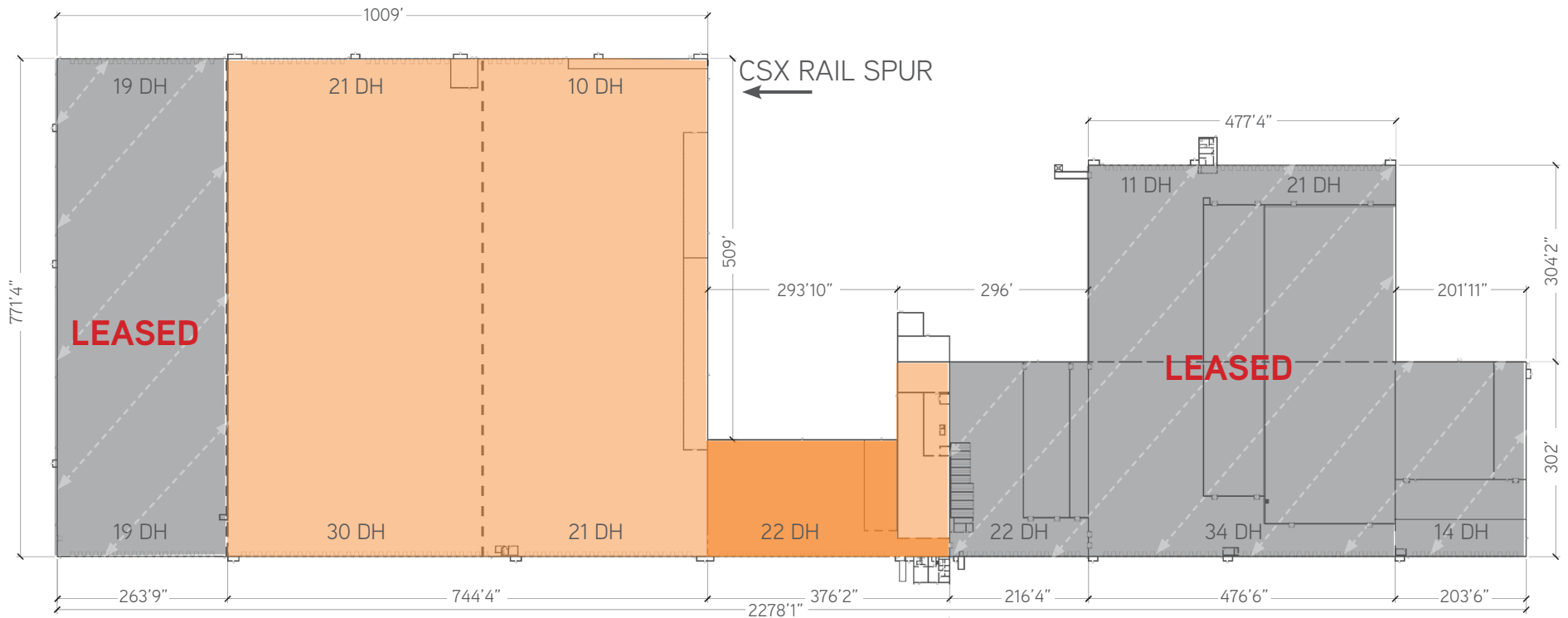
INDUSTRIAL FACILITY FOR SUBLEASE

400 INDUSTRIAL DRIVE | BIRMINGHAM, AL

COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 620,000 SF



FLOOR PLAN



TRUCK
WASH



TRUCK GARAGE



CROSSDOCK/
RECLAIM



AVAILABLE SPACE

Dry Warehouse	576,000
Shallow Bay Dry	71,316
Out Buildings	44,979

INDUSTRIAL FACILITY FOR SUBLEASE

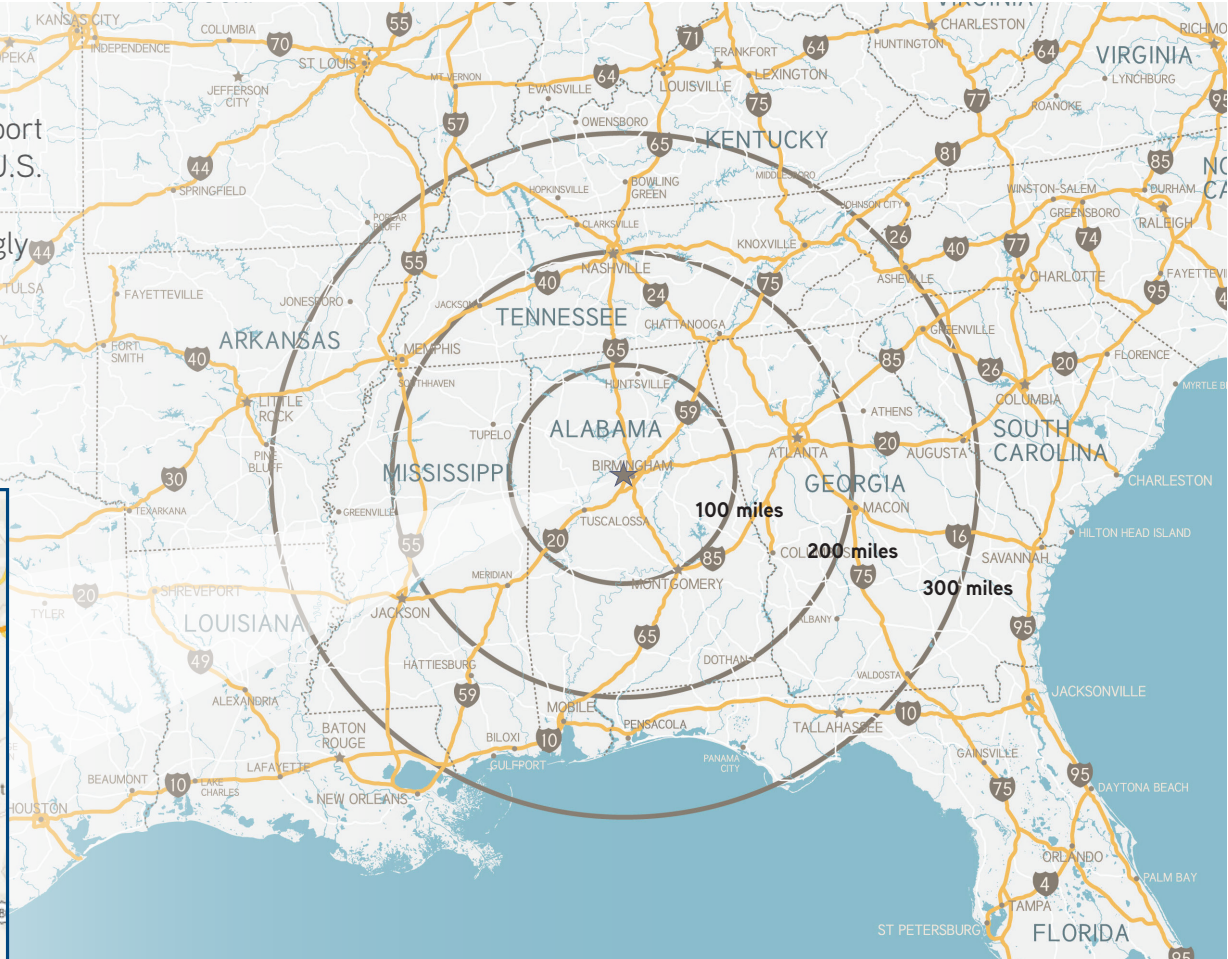
400 INDUSTRIAL DRIVE | BIRMINGHAM, AL

Colliers
INTERNATIONAL

COLD STORAGE & DRY DISTRIBUTION CENTER | 100,000 - 620,000 SF

RADIUS MAP

- › Less than 1 mile to I-65 with immediate access to I-20, I-59, I-22 and I-459
- › 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



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Food Advisory Specialists

Local Market Expert

Chris Cummings
chris.cummings@colliers.com
Dir +1 404 877 9255

Turner Wisheart
turner.wisheart@colliers.com
Dir +1 404 574 1008

Tripp Alexander
tripp.alexander@colliers.com
Dir +1 205 445 0955