

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: ± 504,000 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

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SUBJECT PHOTOS AND FEATURES

General Building Info:

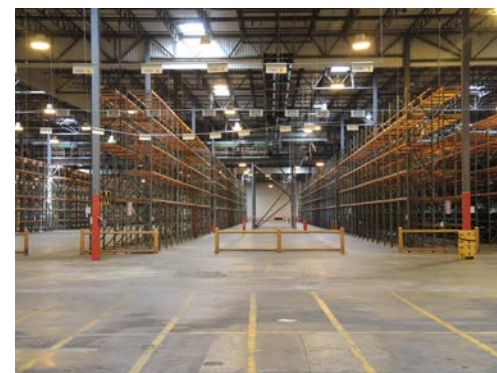
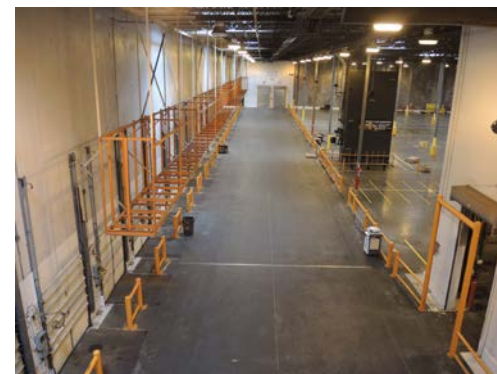
- » Taxes: \$0.34/SF in 2012-2014
- » Parking:
 - » ± 515 paved vehicle
 - » ± 70 paved tractor trailer
 - » ± 50 double trailer spaces
 - » 2 gravel lots for excess storage
- » Office area: 12,000 SF
- » Truck Maintenance building: ±12,850 SF
- » Reclaim building: ±20,000 SF
- » Truck Wash building: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

Utilities:

- » Electrical - Alabama Power
 - » Four back up generators
 - » 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



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SUBJECT AERIAL AND FEATURES



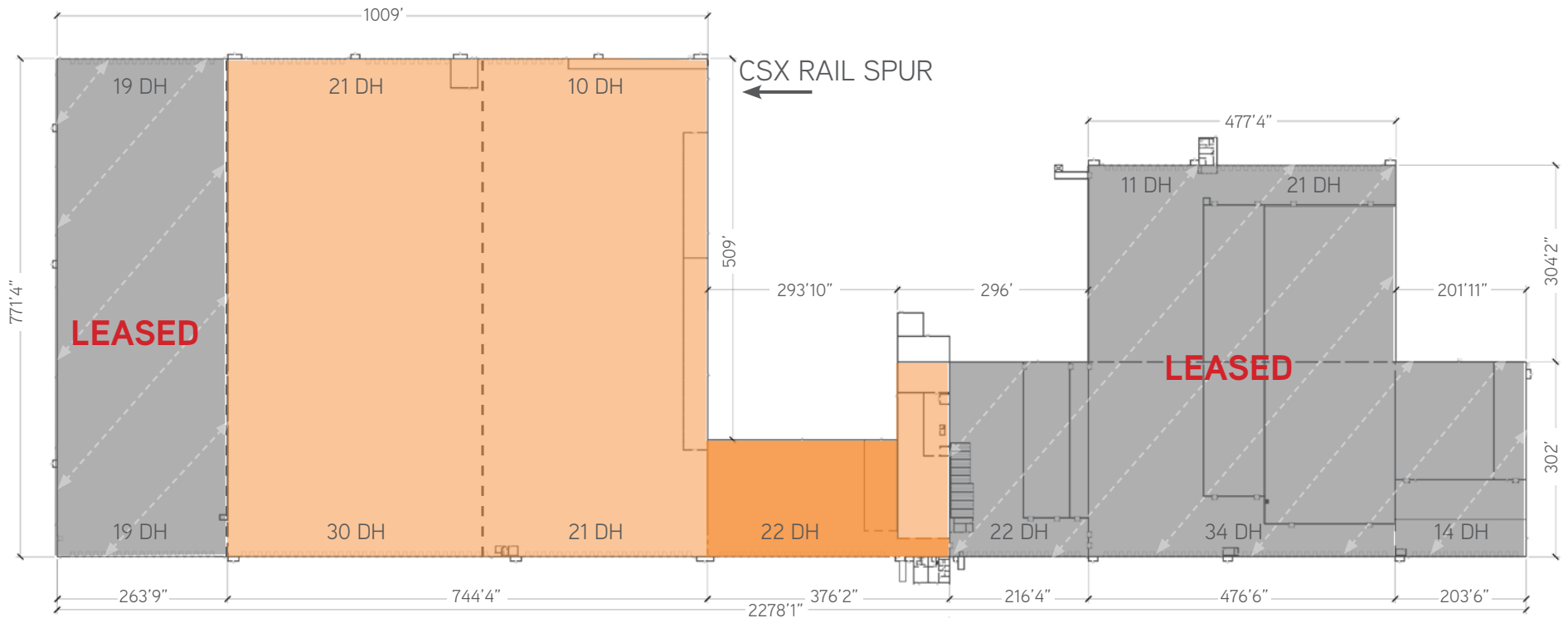
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FLOOR PLAN



TRUCK
WASH



TRUCK GARAGE



CROSSDOCK/
RECLAIM



AVAILABLE SPACE

Dry Warehouse	504,000
Shallow Bay Dry	71,316
Out Buildings	44,979

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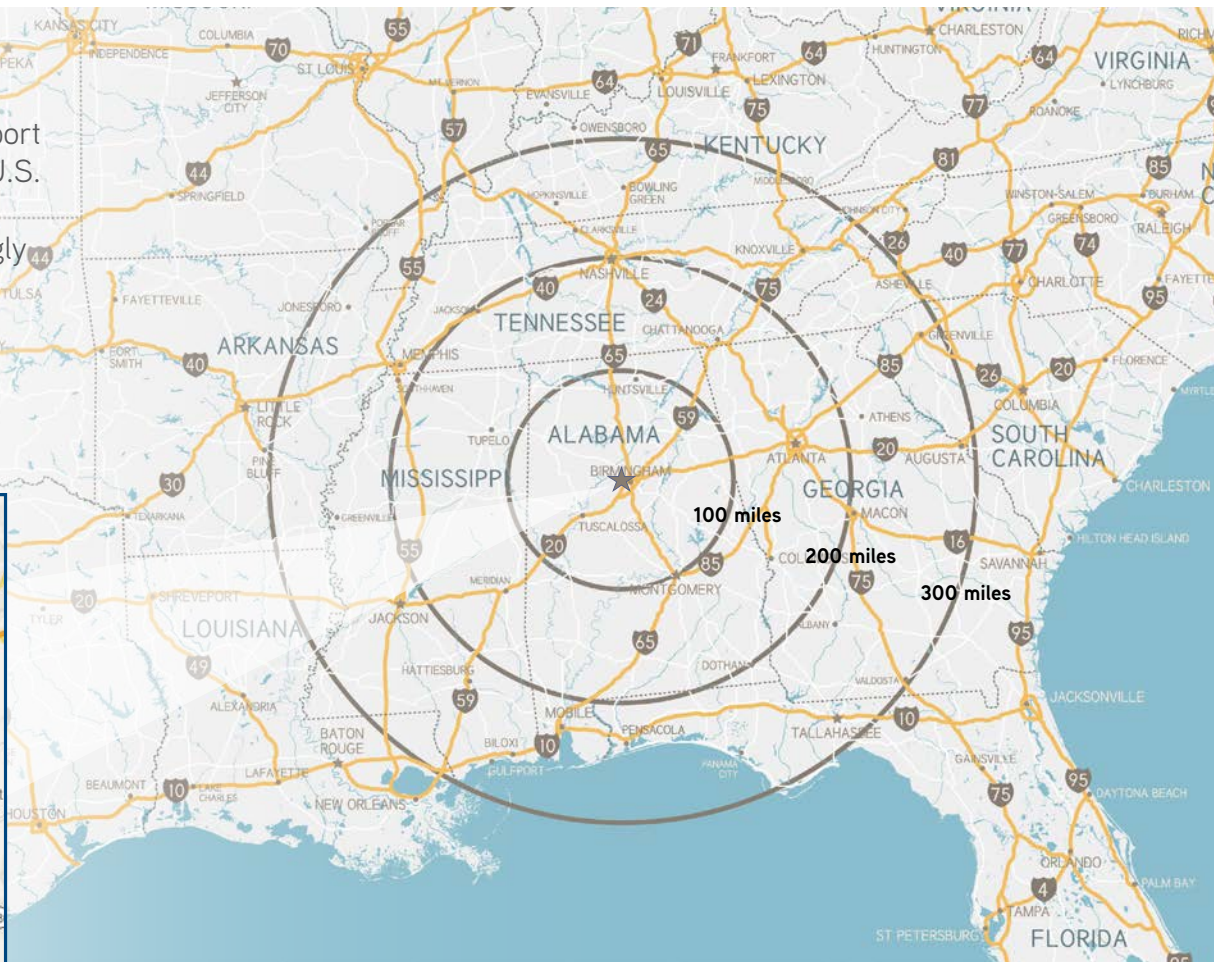
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RADIUS MAP

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



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