

# FOR SALE OR LEASE

23,598sf Food Distribution Facility  
1421 Robinwood Circle, Birmingham, AL 35217



RED ROCK



## BONUS COMMISSION!!!!

5% paid to procuring broker.

### TRISH RUSHING, CCIM

813.309.2875  
VP Commercial Brokerage  
trushing@redrockrg.com

### CLAY FOWLER

731.215.0210  
Cfowler@prosperwith.us

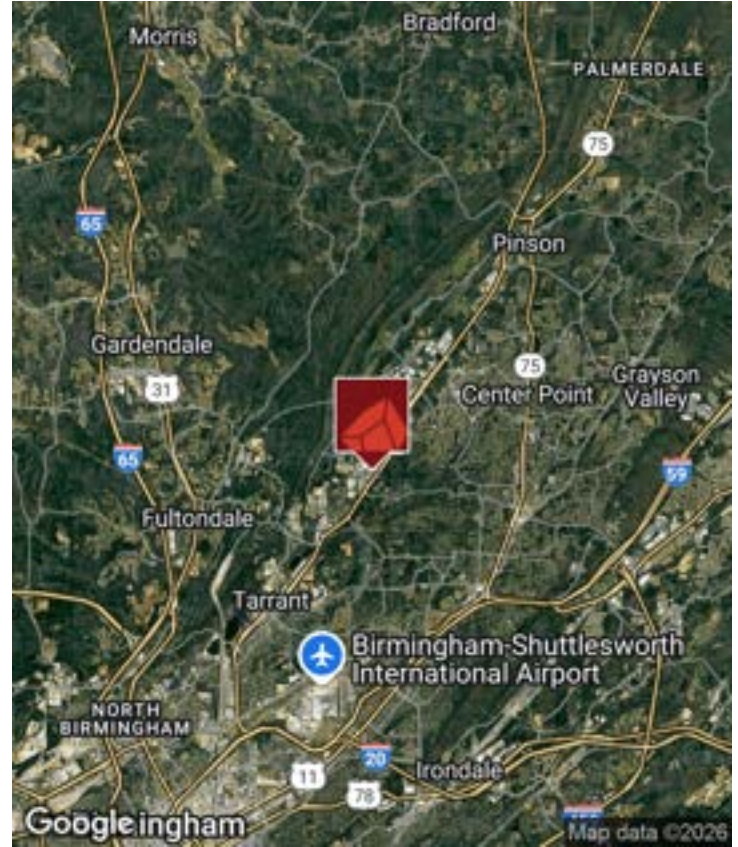
redrockrg.com

205.324.3383

1425 Richard Arrington Jr. Blvd. S Suite 100  
Birmingham, AL 35205







### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,890,000</b>
Lease Rate:	Call to Discuss
Building Size:	23,598 SF
Lot Size:	2 Acres
Price / SF:	\$122.47
Year Built:	1981
Renovated:	2023
Zoning:	I1
Market:	Pinson

### PROPERTY OVERVIEW

**MOVE IN READY FOOD DISTRIBUTION - PROCESSING FACILITY!** Versatile and well-maintained cold storage facility, perfect for businesses in need of storage & distribution, food processing or other temperature sensitive operations. Featuring over 23,000sf in a functional layout, with freezer, cooler and dry storage racking system in place. The building is equipped refrigeration systems, ensuring optimal climate controlled storage conditions year-round. and includes specialized storage areas designed to preserve temperature-sensitive goods from SubZero to 34 degrees. Easy access to major highways and BHM International Airport ensuring convenience for transportation and distribution operations.

### PROPERTY HIGHLIGHTS

- Turn Key Cold Storage Facility
- Racking System in Place
- 5 to 9 Dock Doors
- Ample Office Area
- Heavy Power

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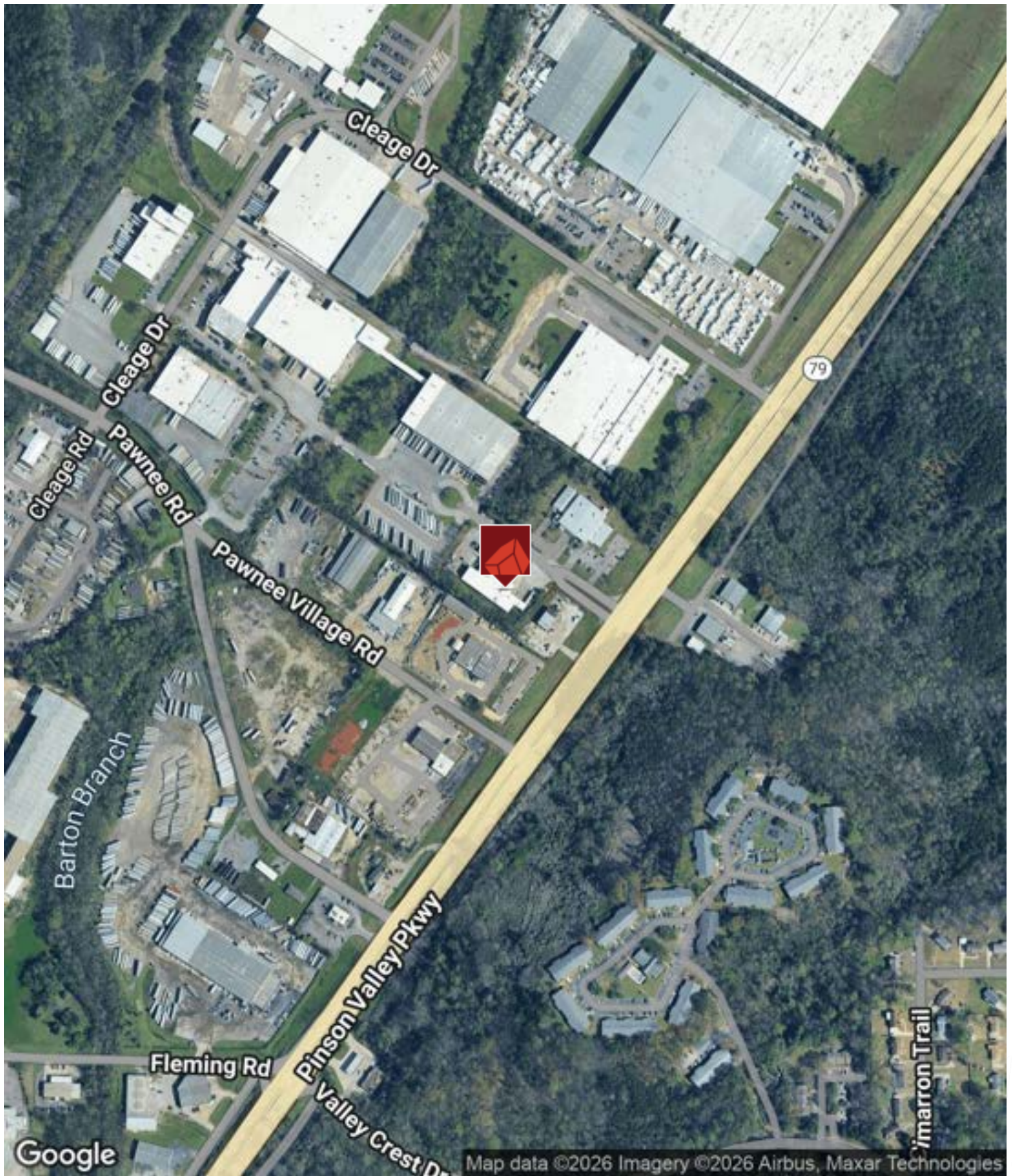
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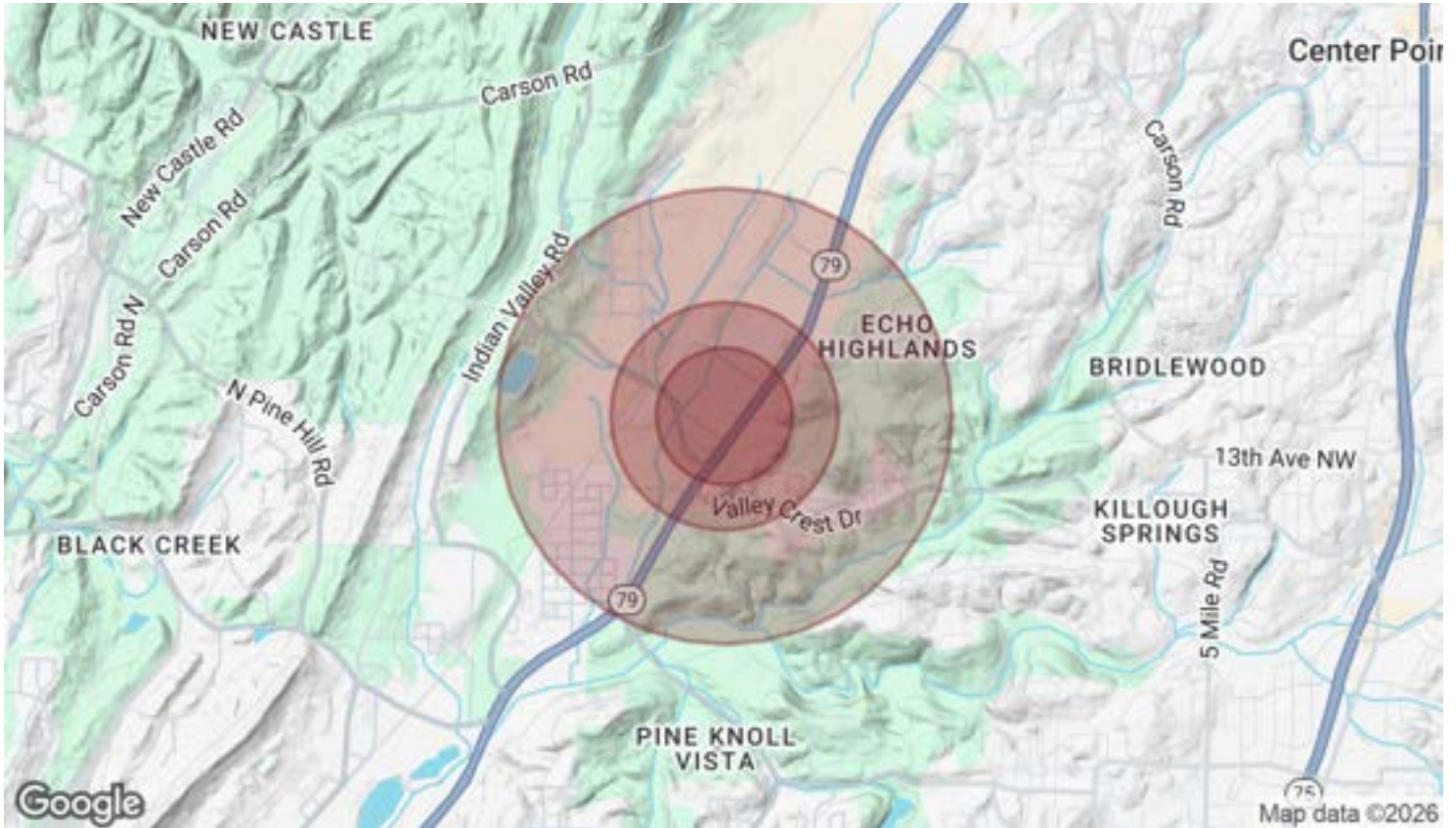
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	46	307	1,641
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	19	129	679
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,698	\$69,845	\$63,390
Average House Value	\$206,315	\$199,735	\$183,508

*Demographics data derived from AlphaMap*

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