

Prominent Industrial Campus FOR SALE



COCA-COLA UNITED

4600 East Lake Boulevard

BIRMINGHAM | ALABAMA



Graham & Co

SONNY CULP, SIOR
sonnyc@grahamcompany.com

OGDEN DEATON, SIOR
ogden@grahamcompany.com

Introducing the opportunity to acquire the headquarters and industrial campus of one of Birmingham's most well-respected companies, Coca-Cola Bottling Company United. The prominent visibility to Birmingham Shuttlesworth International Airport is well known by frequent travelers. Originally constructed in 1979, the campus includes approximately 350,700 SF of improvements on 39 acres. The main building totals 270,600 SF including a 222,850 SF warehouse connected to 53,750 SF of class A office space. (two stories) Other buildings include a 70,200 SF multi-functional shop building with bays on each side. A third building of 3,900 SF provides security and truck access functions. Approximately 700 auto parking spaces are spread around the 39-acre campus.

Coca-Cola Bottling Company United is not going far. The new campus is well under construction just across I-20/59 with an announced capital investment of more than \$300m. The expected availability date of 4600 East Lake Boulevard is Q1 2027.

HIGHLIGHTS

- Located adjacent to the Birmingham Shuttlesworth International Airport with prominent visibility
- Close proximity to Interstate 59/20
- Large truck repair/maintenance shop
- Office finishes are in excellent condition
- Significant parking capacity
- Two entrances

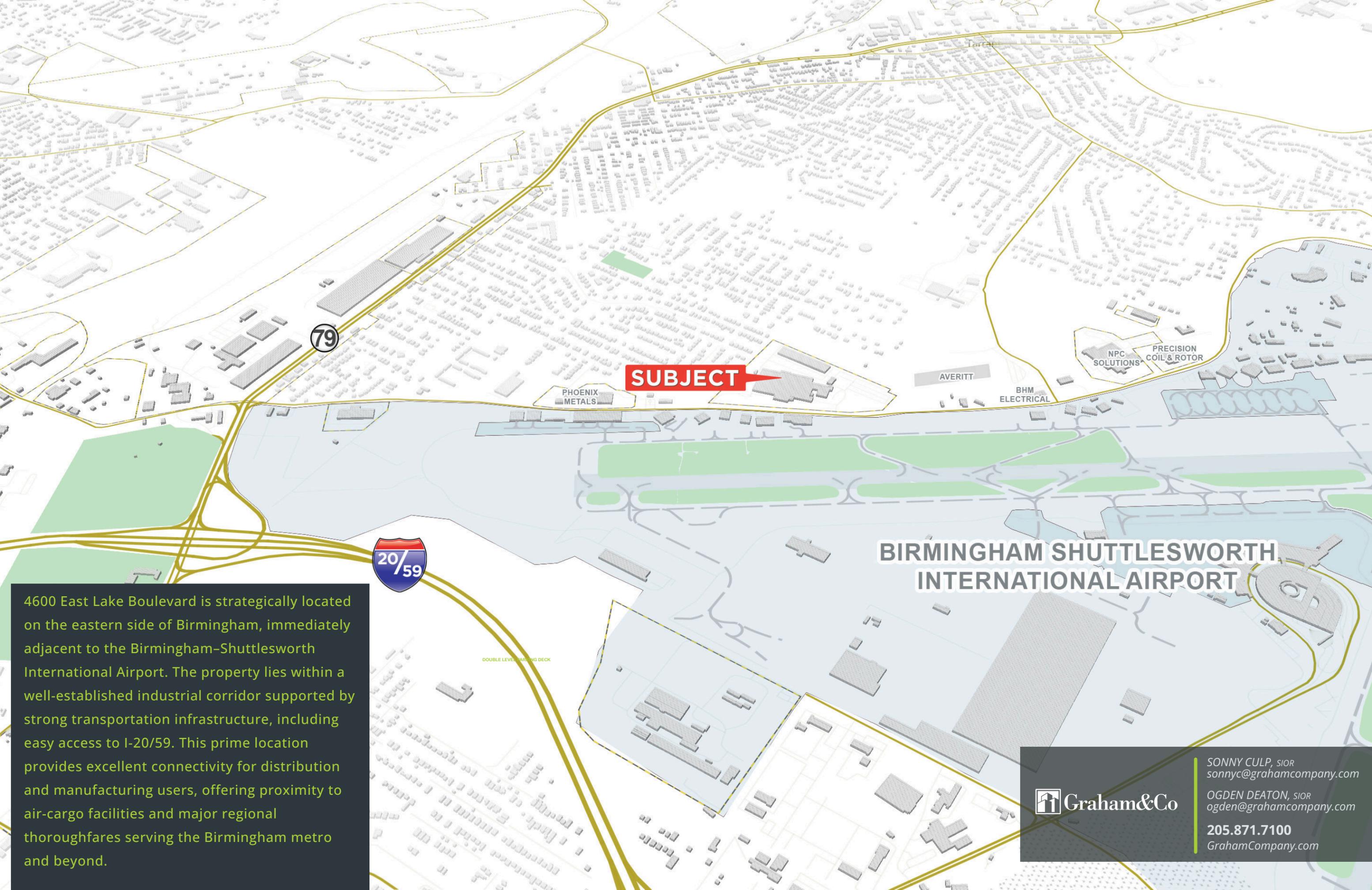
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SUBJECT

BIRMINGHAM SHUTTLESWORTH INTERNATIONAL AIRPORT

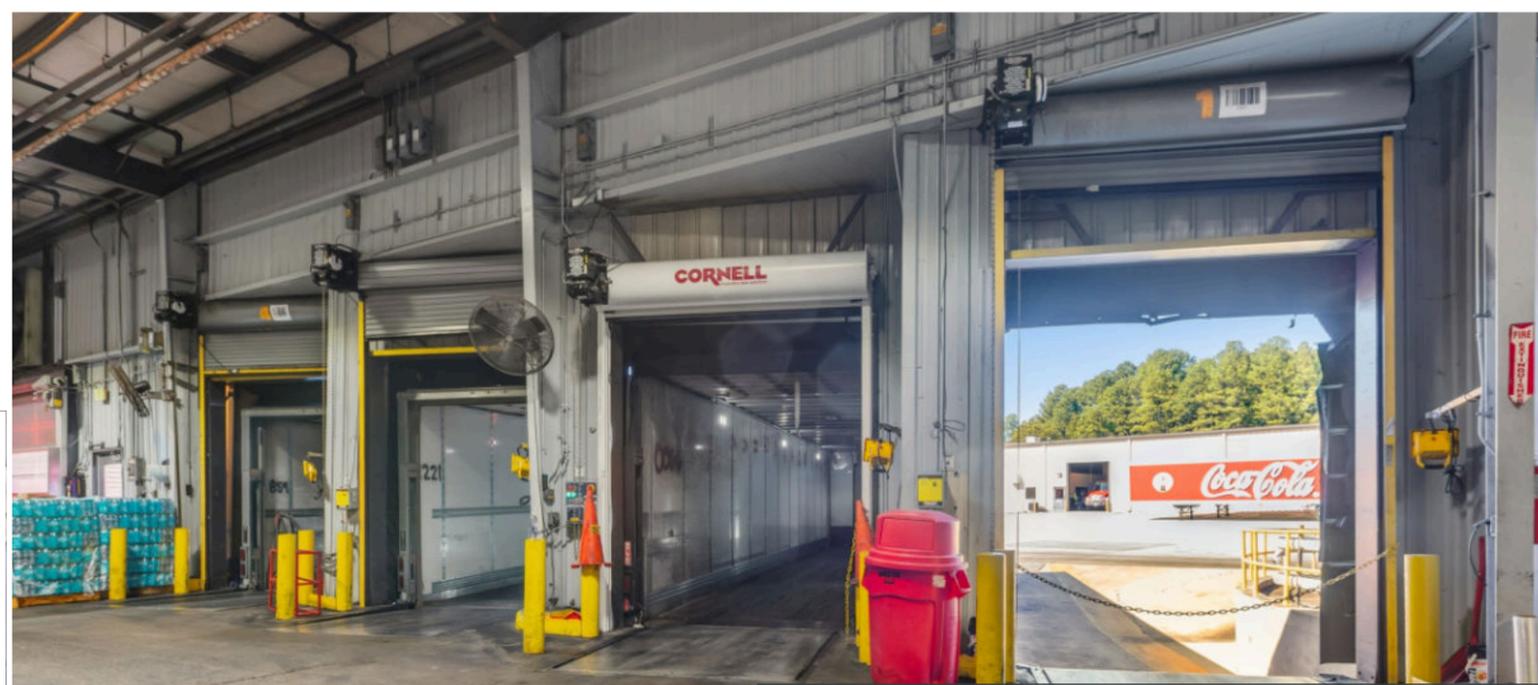
4600 East Lake Boulevard is strategically located on the eastern side of Birmingham, immediately adjacent to the Birmingham-Shuttlesworth International Airport. The property lies within a well-established industrial corridor supported by strong transportation infrastructure, including easy access to I-20/59. This prime location provides excellent connectivity for distribution and manufacturing users, offering proximity to air-cargo facilities and major regional thoroughfares serving the Birmingham metro and beyond.



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BUILDING SPECS

MAIN WAREHOUSE:

PRODUCTION & WAREHOUSE: 222,850 SF

CONSTRUCTION: Steel frame & insulated metal, concrete block

YEAR BUILT: 1979, Expanded in 2004

LOADING: (14) Drive-in loading and (9) dock high loading

SPRINKLER: Fully sprinklered

HVAC: 100% Conditioned office

ZONING: M-3, Planned Industrial District, City of Birmingham

COLUMN SPACING: 60' X 24'

CEILING HEIGHT (WAREHOUSE): 18'-25'

ROOF: Insulated metal roof system warehouse

ELECTRICAL: Dual electrical feeds from Alabama Power Main: Three (3) Transformers 1,500 (2) kVA & 500 kVA

MAIN OFFICE

OFFICE AREA: 53,750 SF (2-story), includes elevator

ROOF: TPO office area roof, replaced 2015

FIRST FLOOR INCLUDES: Lobby, lunch room, shower (men & women side)/locker room, break room, training room, (2) conference rooms, vault, private offices, copy/work room, auditorium

SECOND FLOOR INCLUDES: Many private offices, Three (3) conference rooms, c-suite area, break room, copy room

SHOP BUILDING

BUILDING SIZE: 70,200 SF

CLEAR HEIGHT: 19' Peak clear height

LOADING : 22 Drive-in doors; 1 dock door that services 10 loading positions via an exterior dock

SECURITY OFFICE

BUILDING SIZE: 3,900 SF

100% Office space

3-Bay drive-thru canopy

OTHER

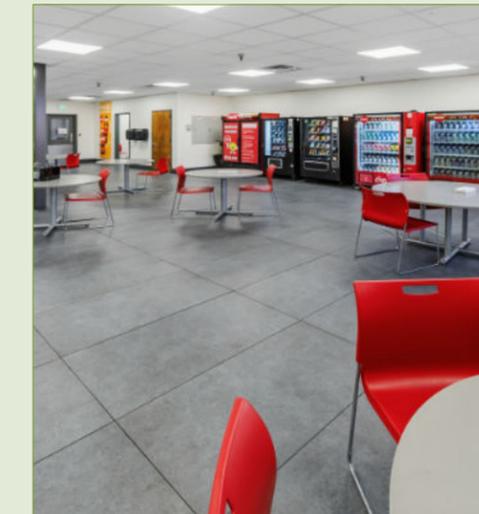
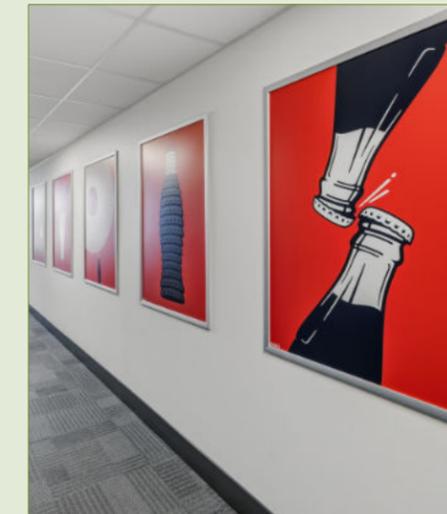
FENCED EMPLOYEE PARKING AREA

700 Standard parking spaces

79 Large truck parking spaces

UNDERGROUND FUEL STORAGE

Four (4) 10,000-Gallon tanks



PROPERTY LINE



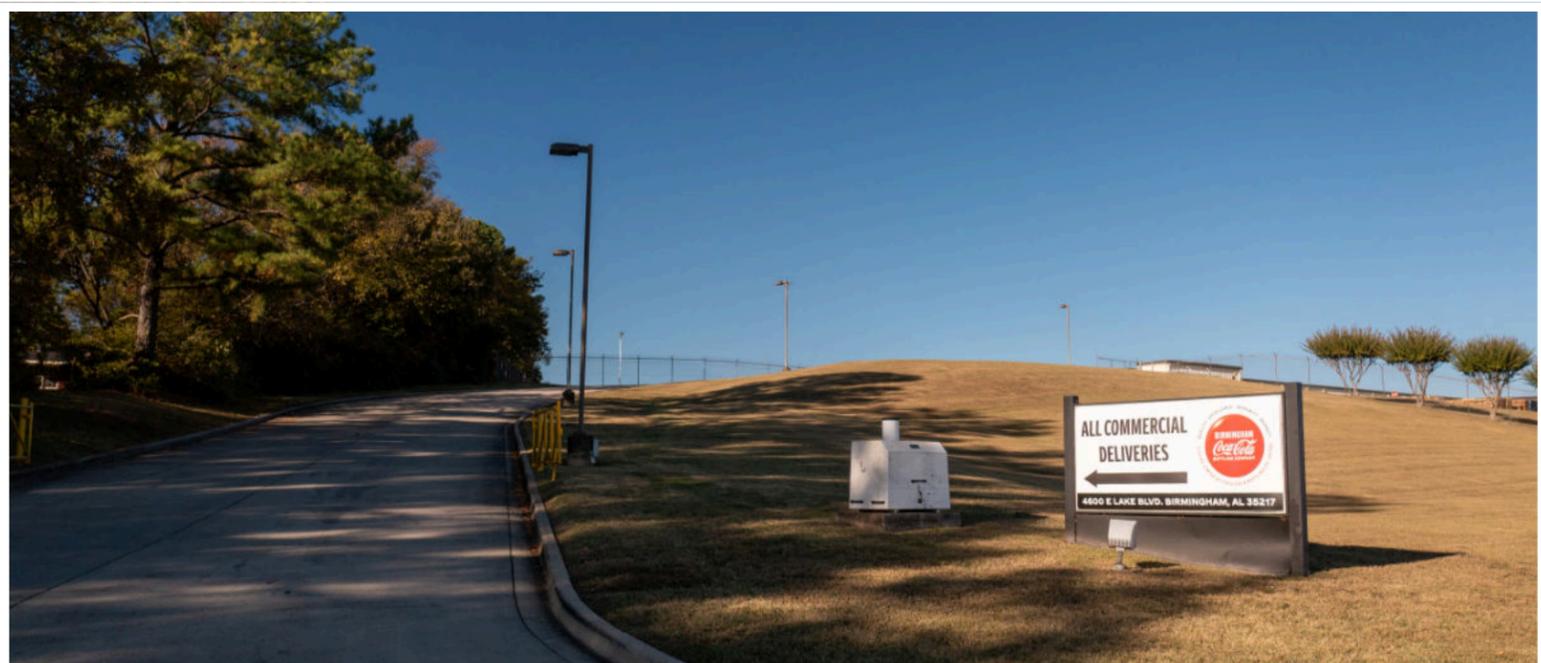
EAST LAKE BOULEVARD



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