

52,380 SF – 117,630 SF FOR LEASE

**Class A Warehouse / Distribution Building**

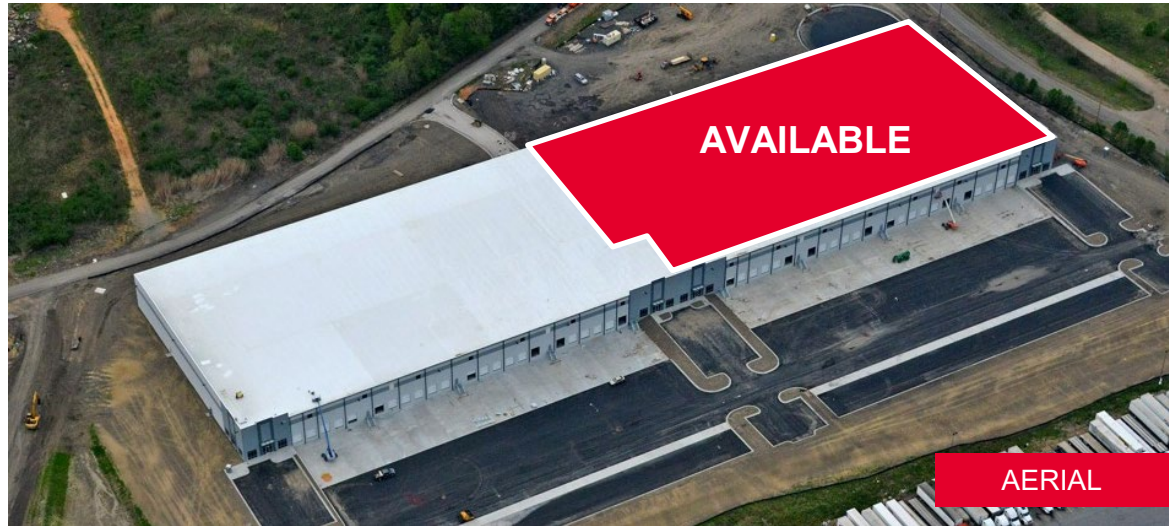


# CENTERSTATE LOGISTICS PARK ONE

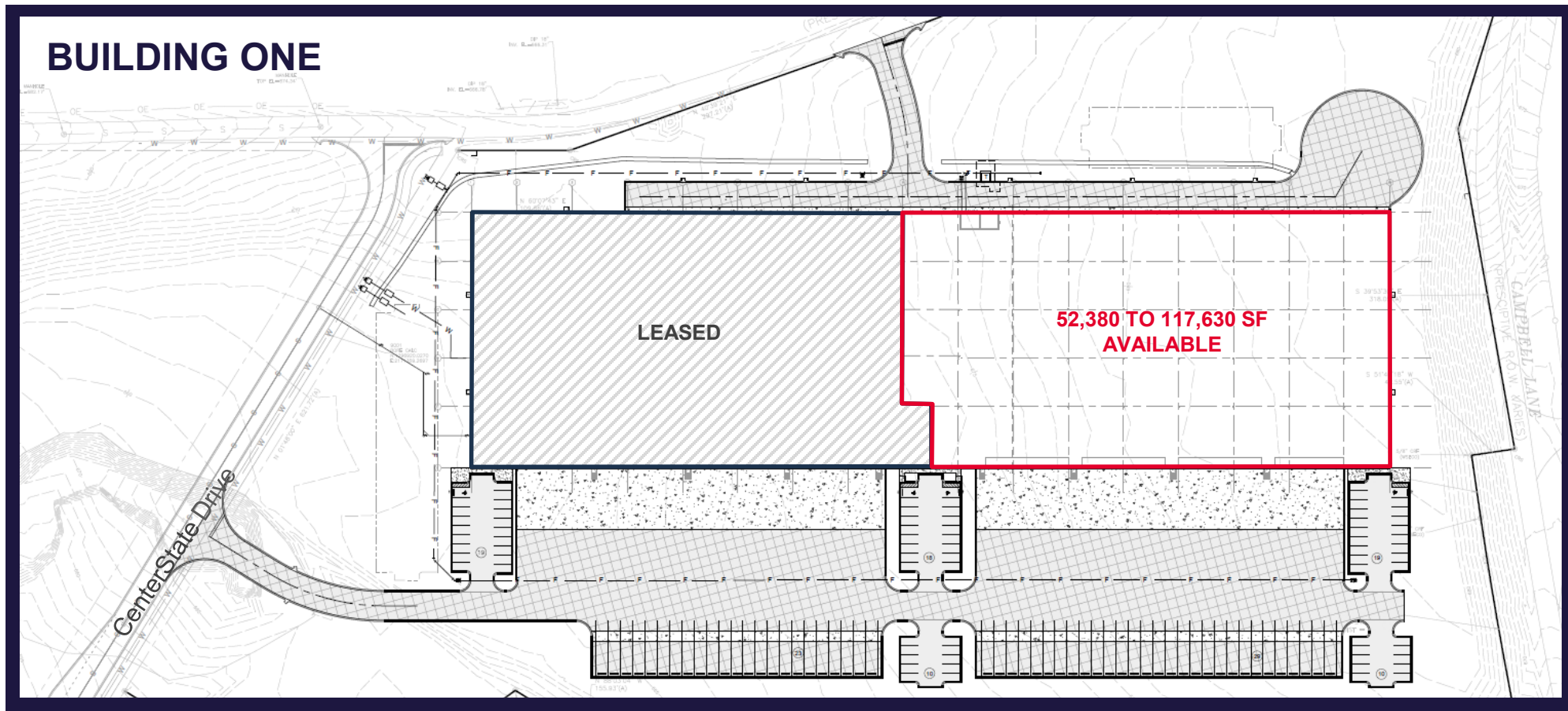
225 Daniel Payne Drive, Birmingham, AL

# PROPERTY HIGHLIGHTS

- Adjacent to I-65
- Concrete tilt-wall construction with 32' clear height
- ESFR sprinkler system
- Front-loaded building; 250' depth
- 4' dock canopy over dock doors
- 9'w x 10'h dock-high doors
- 12'w x 14'h grade level doors
- 6" concrete floor; 4000 PSI
- TPO membrane roofing
- LED lighting in warehouse
- 54' x 48' column spacing (typical)
- 60' speed bay
- Columns painted safety yellow to 12' AFF
- BTS office area



# SITE PLAN



## KEY LOGISTICS

INTERSTATE	DISTANCE
I-65	0.4 miles
I-22	2.1 miles
I-20/59	3.4 miles
I-459	13.8 miles
MANUFACTURING	DISTANCE
MERCEDES BENZ	39.7 miles
HONDA	47.4 miles
MAZDA TOYOTA	84.6 miles
HYUNDAI MOTOR	103.0 miles
AIR TRANSPORT	DISTANCE
BIRMINGHAM (BHM)	9.0 miles
HUNTSVILLE (HSV)	85.8 miles
MONTGOMERY (MGM)	100.0 miles
ATLANTA (ATL)	157.0 miles

## DEMOGRAPHICS

### EMPLOYMENT OVERVIEW



14,589

Total Businesses

### POPULATION



91,324

Population



162,277

Workers in a 5-mile radius



37.4

Median Age



\$38,341

Median Household Income

2.37

2.1

2024 Average Household Size

Source: Costar (5-mile radius)



## CONTACT INFORMATION

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