

JEFFERSON MET TRADE CENTER III

5782 MCASHAN DRIVE
MCCALLA, AL 35111

**275,000 SF
FOR LEASE**



CBRE

PROPERTY OVERVIEW



New Construction in Jeff Met Industrial Park



Located less than 1 mile from I-20/59 and less than 2 miles from I-459



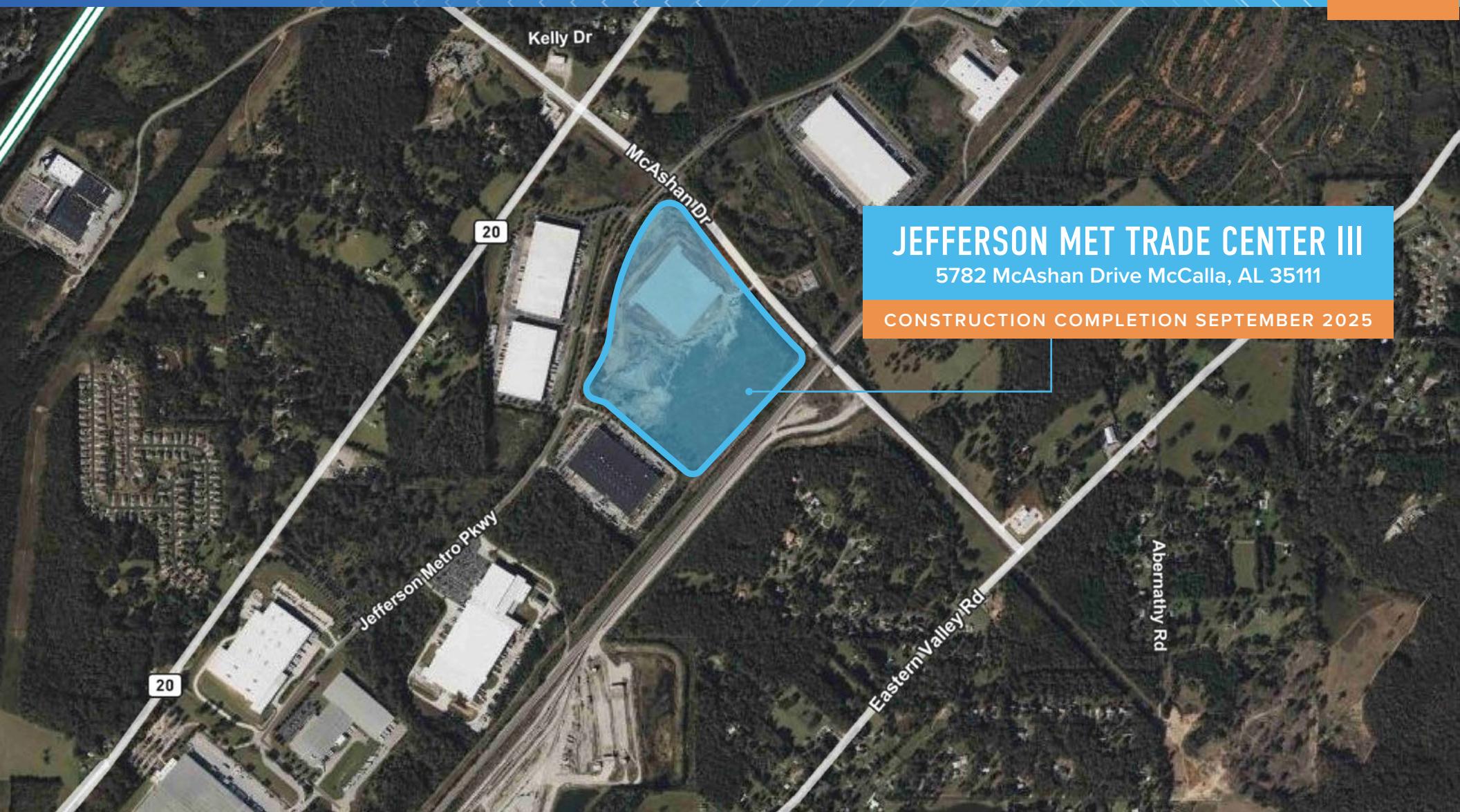
Excellent interstate access and proximity to Birmingham and Tuscaloosa



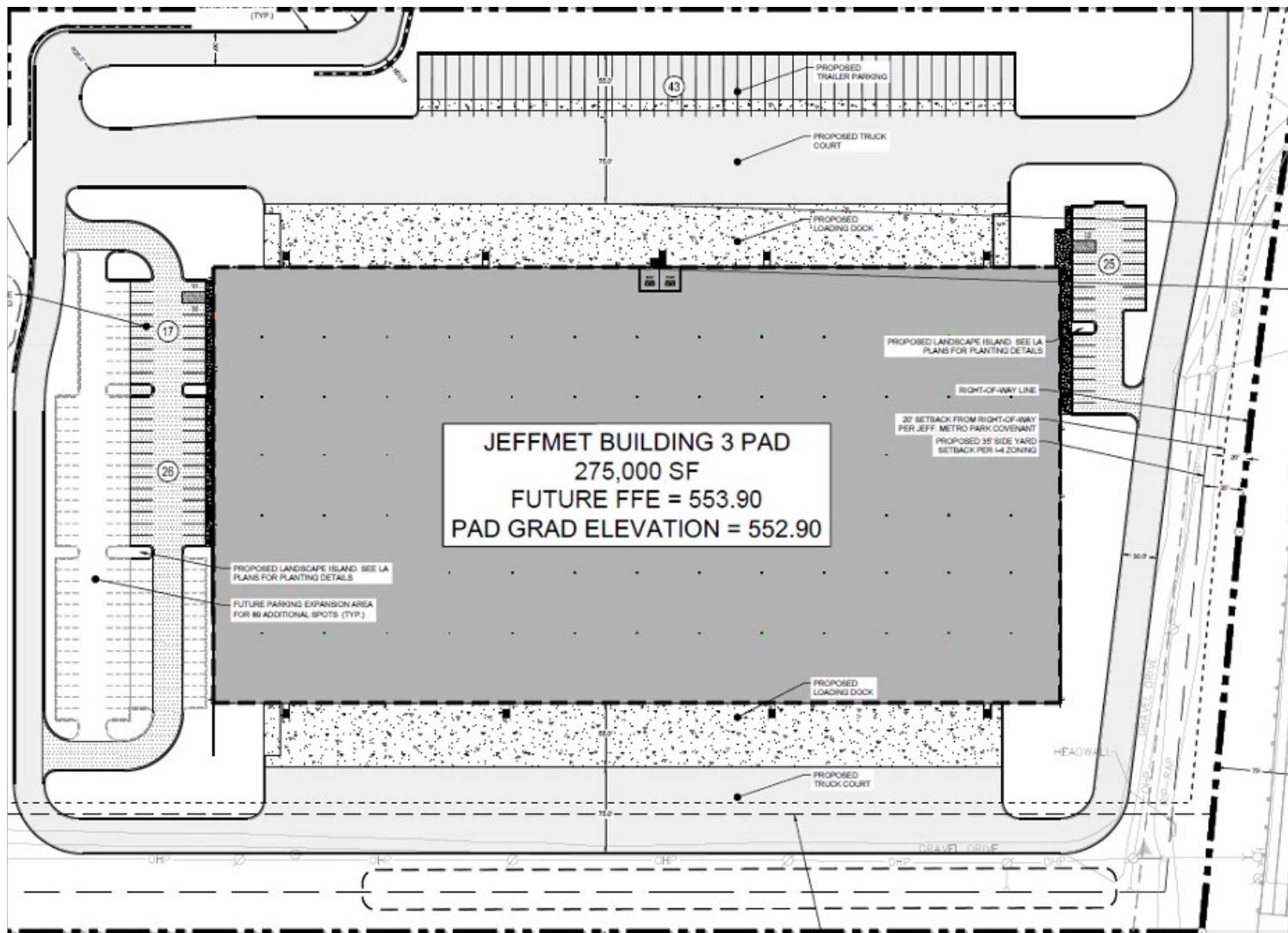
PROPERTY DETAILS

Building Type	Cross Dock
Building SF	275,000 SF
Office Entrance Areas	Two (2)
Subdividable Space	2 tenants
Building Dimensions	732' x 376'
Typical Bay	54' x 50' with 60' speed bays
Clear Height	36' Clear Height at 1st column line
Truck Court	185' & 130'
Dock Doors	30 (with knock-out panels expansion)
Drive-in Ramp Doors	3 - 12' x 14'
Fire Protection System	ESFR
Roof System	45 mil TPO w/R-25 insulation
Clerestory Windows	22 - 8' X 3'
Car Parking Spaces	68 Total (89 Future Spaces)
Trailer Storage	43 Trailers
Telecom	AT&T Fiber Optic

LOCATION MAP



SITE PLAN

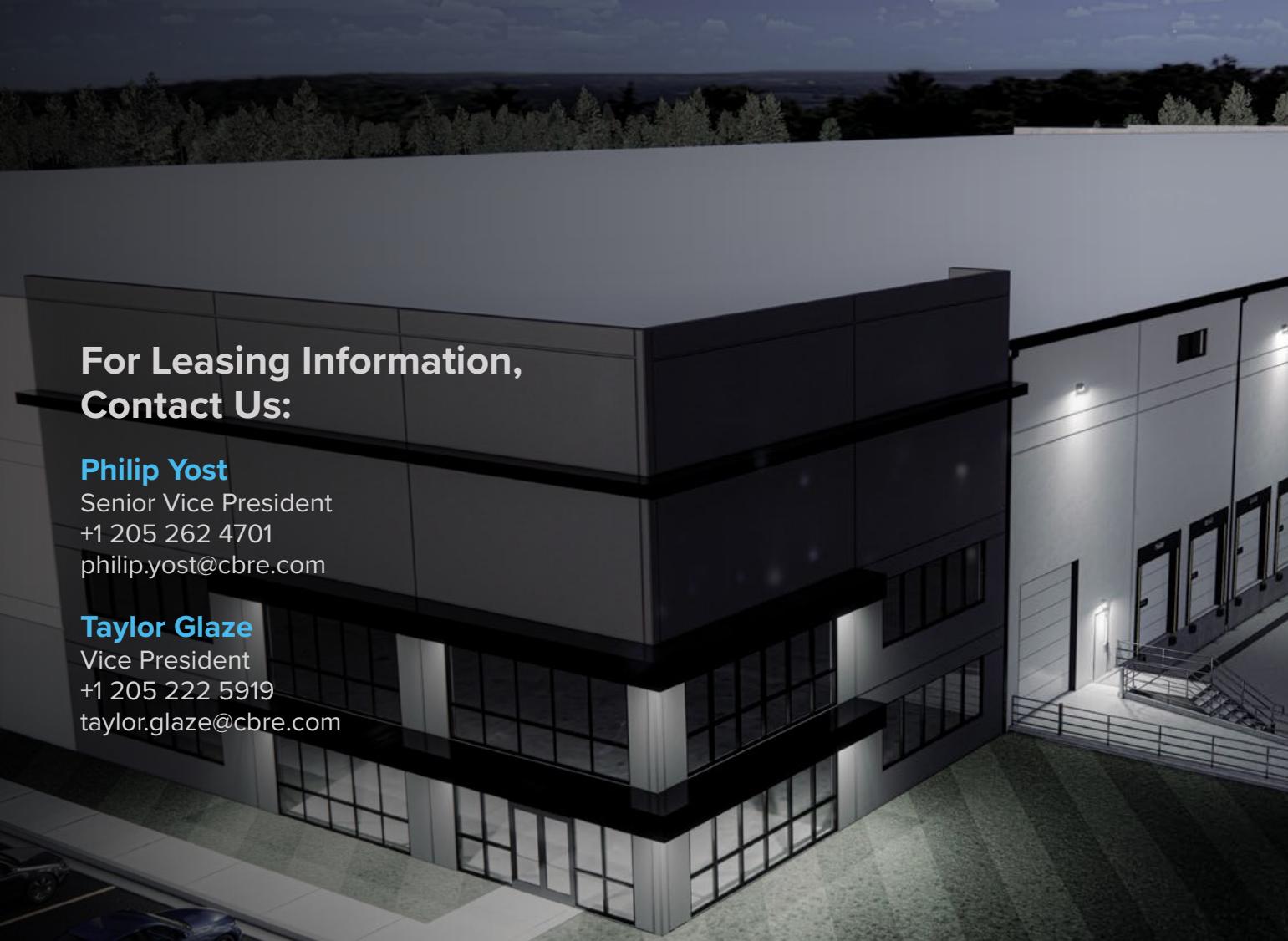


LOCATION DETAILS



DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2024 Population	22,787	101,227	303,939
Five Year Projection	22,947	101,802	306,300
Daytime Population	21,814	83,189	277,660
Average Household Income	\$104,663	\$97,146	\$100,588
Housing Units	8,949	37,339	114,265
Businesses	626	2,416	10,192



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