

Available for Lease

248,822 SF Cold Storage & Distribution Space

📍 400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisheart

turner.wisheart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692

Property Specifications

📍 400 Industrial Drive, Birmingham, AL



Available 248,822 SF

Total Building SF: 486,353

Available SF: 248,822

Clear Height: 34'

Dock Doors: 49 DH; 1 DI

Employee Parking: 244+

Truck Parking: Multiple areas and expansion capability

Year Built: 1988; Reno 1995; Reno 2021

Underfloor Heating: Glycol Underfloor Heat in Freezer Areas

Refrigerant: Ammonia; 30k lbs

Sprinklers: Dry, pre-action, low air dry, and quell

Roof: TPO and PVC

Site Acreage: 49.01

Building Coverage: 22.78%

Use: Cooler & Freezer Storage & Distribution

Zoning: I-3 Industrial

Rail Access: Inactive CSX spur

Electric Provider: Alabama Power; 2000 amp, 3phase, 277/480 v

Gas Provider: Alagasco

Water Provider: Birmingham Water Works

Renovations & Upgrades Office renovation, exterior paint, site work, and refrigeration, dock-door, and FLS upgrades



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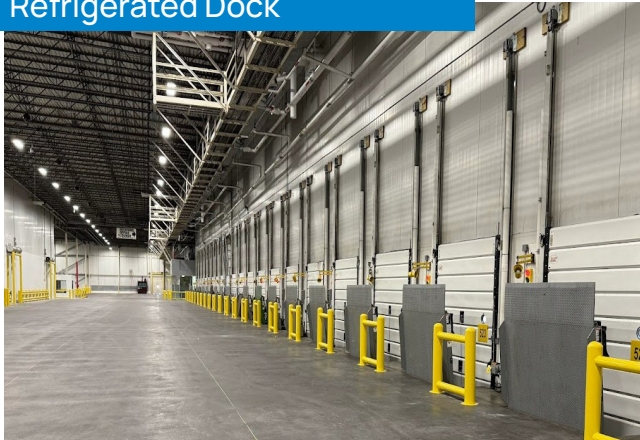
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Building Photos

📍 400 Industrial Drive, Birmingham, AL



Refrigerated Dock



Cold Storage Warehouse



Cold Storage Warehouse



Conference Room



Dock Doors



Exterior Building Aerial



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Neighboring Tenant Map

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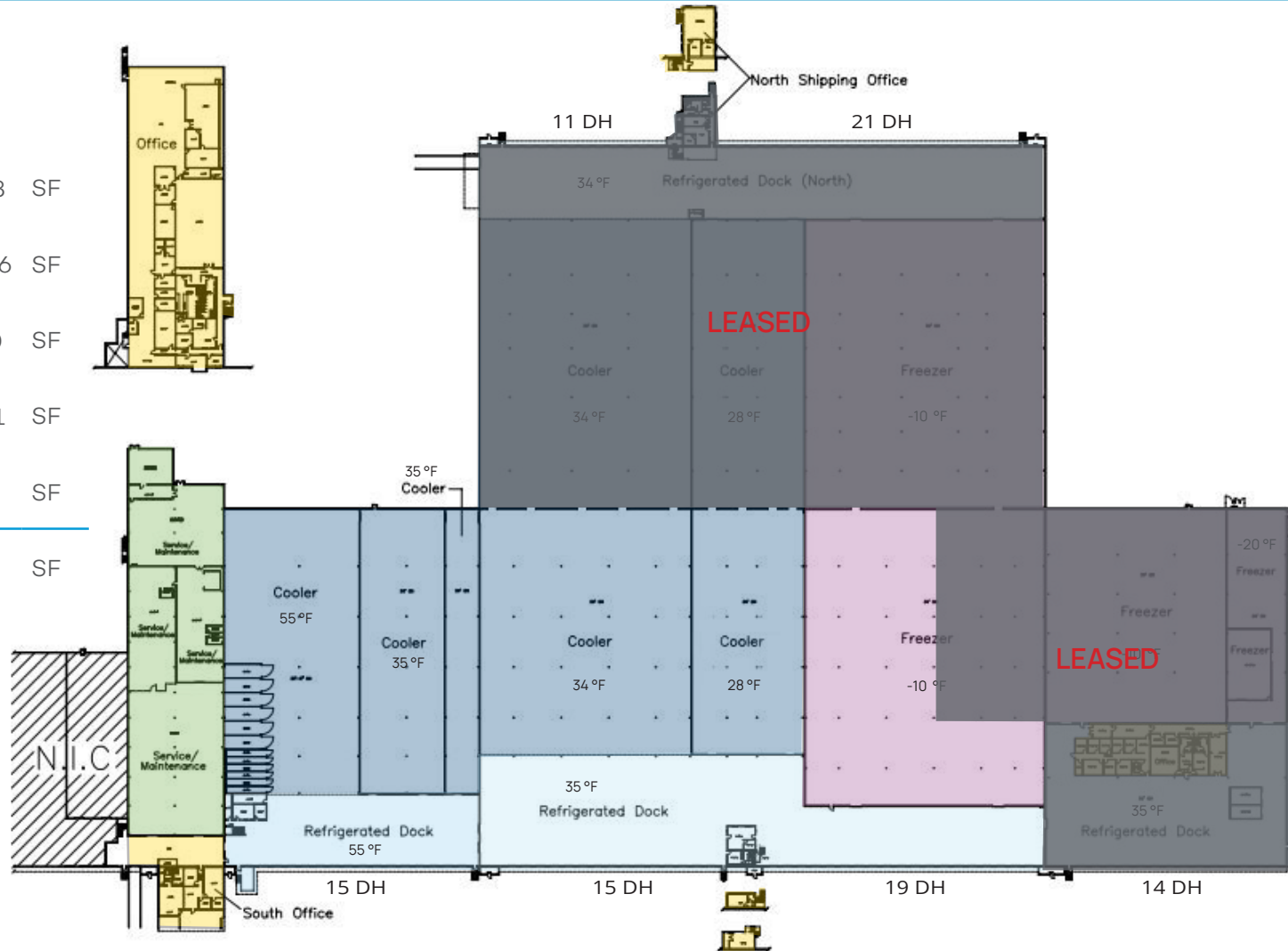
Building Plan

400 Industrial Drive, Birmingham, AL



- Freezer:** ± 36,408 SF
- Cooler:** ± 114,156 SF
- Cold Dock:** ± 51,930 SF
- Office:** ± 24,001 SF
- Maint/
Misc:** ± 22,327 SF

- Total:** 248,822 SF



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Site Plan

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Location Map

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SOUTHEASTERN LOGISTICS HUB

Birmingham offers immediate access to interstates I-65, I-59, I-459, I-20 and I-22 allowing connectivity to all major markets in the Southeast. Ability to reach 38% of the U.S. population within a one day truck trip and 76% of the U.S. population within a two day truck trip.

DISTANCE TO MAJOR ARTERIES & PORTS:

- I-65: 2 miles
- Atlanta, GA: 150 miles
- Nashville, TN: 200 miles
- New Orleans, LA: 340 miles
- Jacksonville, FL: 450 miles
- Dallas, TX: 600 miles



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