



Accelerating success.

Tripp Alexander, SIOR, CCIM
Partner, Director of
Industrial Services
Direct | Mobile: +1 205 552 4343
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
Direct: +1 205 949 2692
joe.azar@colliers.com

Daniel Payne Corporate Center Phase II

Build-to-Suit Opportunity

±168,000 SF (Subdividable to ±21,000 SF)

Distribution | Manufacturing

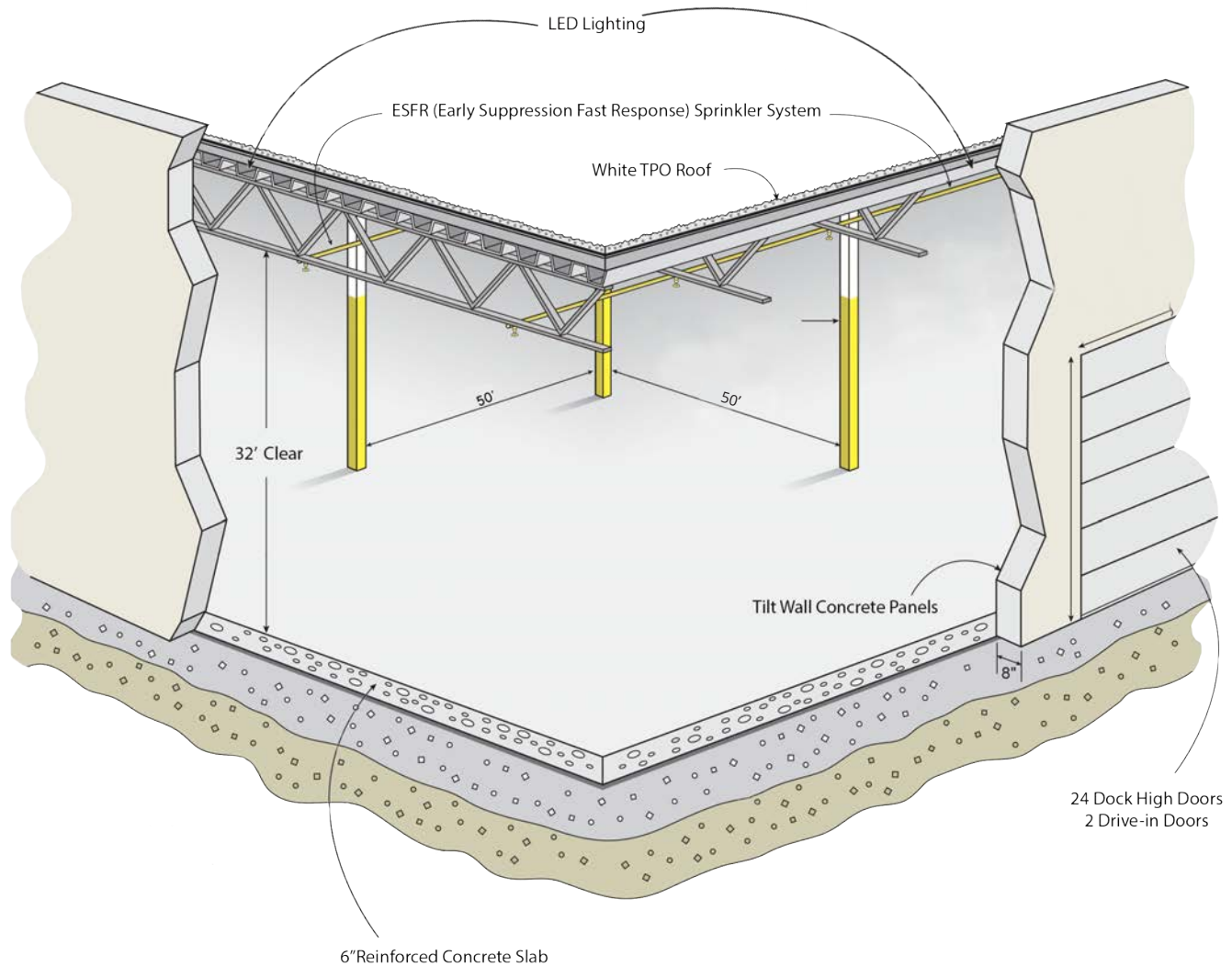
450 Republic Street
Birmingham, Alabama 35214



Superior location with great access

- > Within a few miles to two major interstate hubs and the Birmingham International Airport
- > Close proximity to several large auto manufacturing facilities in the Southeast

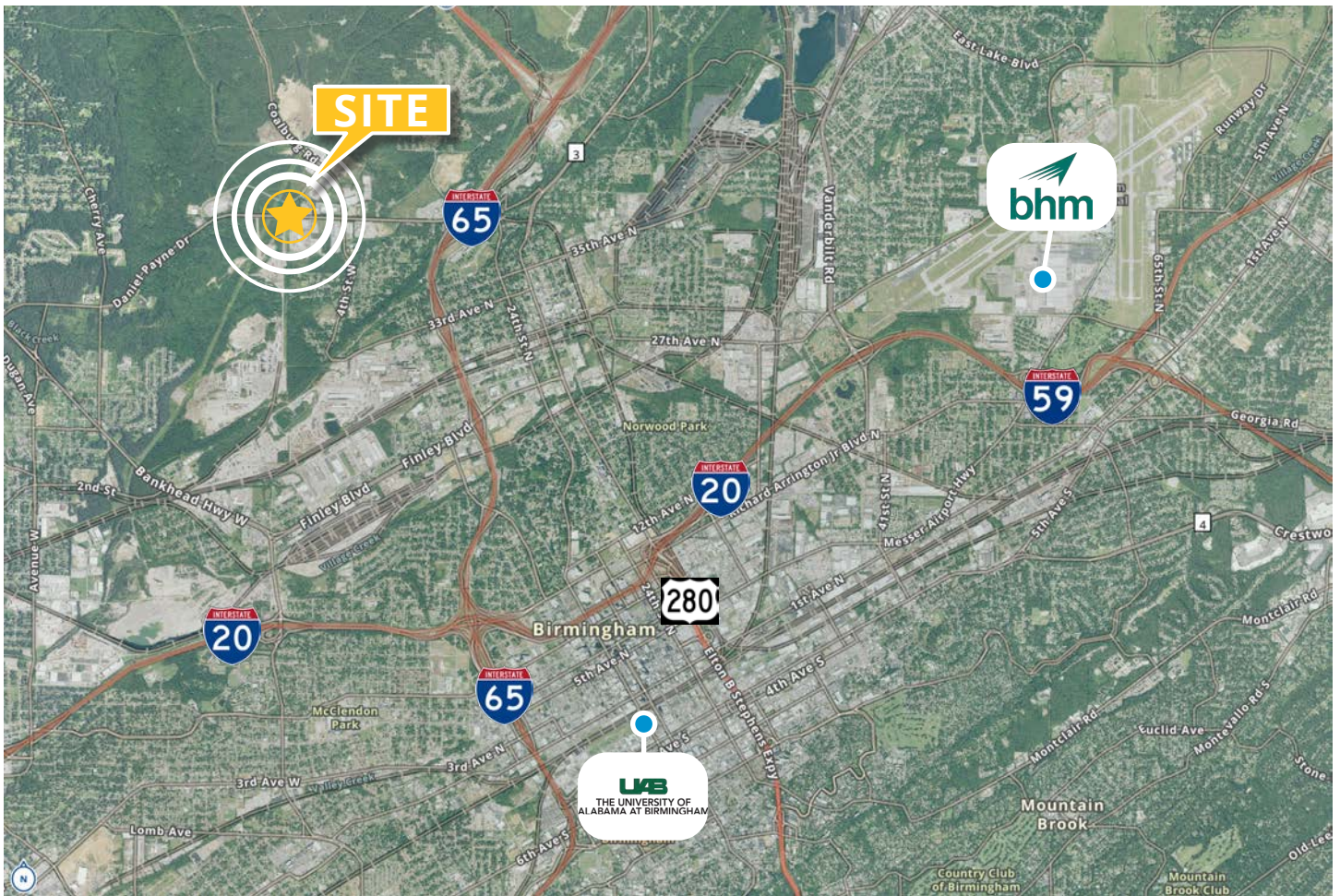
Concept Building Specifications



Concept Building Specifications

Building Dimensions:	800' x 210'	Auto Parking:	138 spaces
Building SF:	±168,000	Trailer Parking:	12 spaces
Lot Size:	±19 acres	Fire Protection:	ESFR sprinkler system
Column Spacing:	50' x 50' with a 60' speed bay	Lighting:	LED
Bay Size:	10,500 SF (50' x 210') typical	Power:	1600+ amps / 480 volts / 3 phase power
Clear Height:	32'	Floor:	6" reinforced slab
Dock Doors:	24 (expandable)		
Drive-In Doors:	2 (expandable)		

Aerial | Concept Site Plan



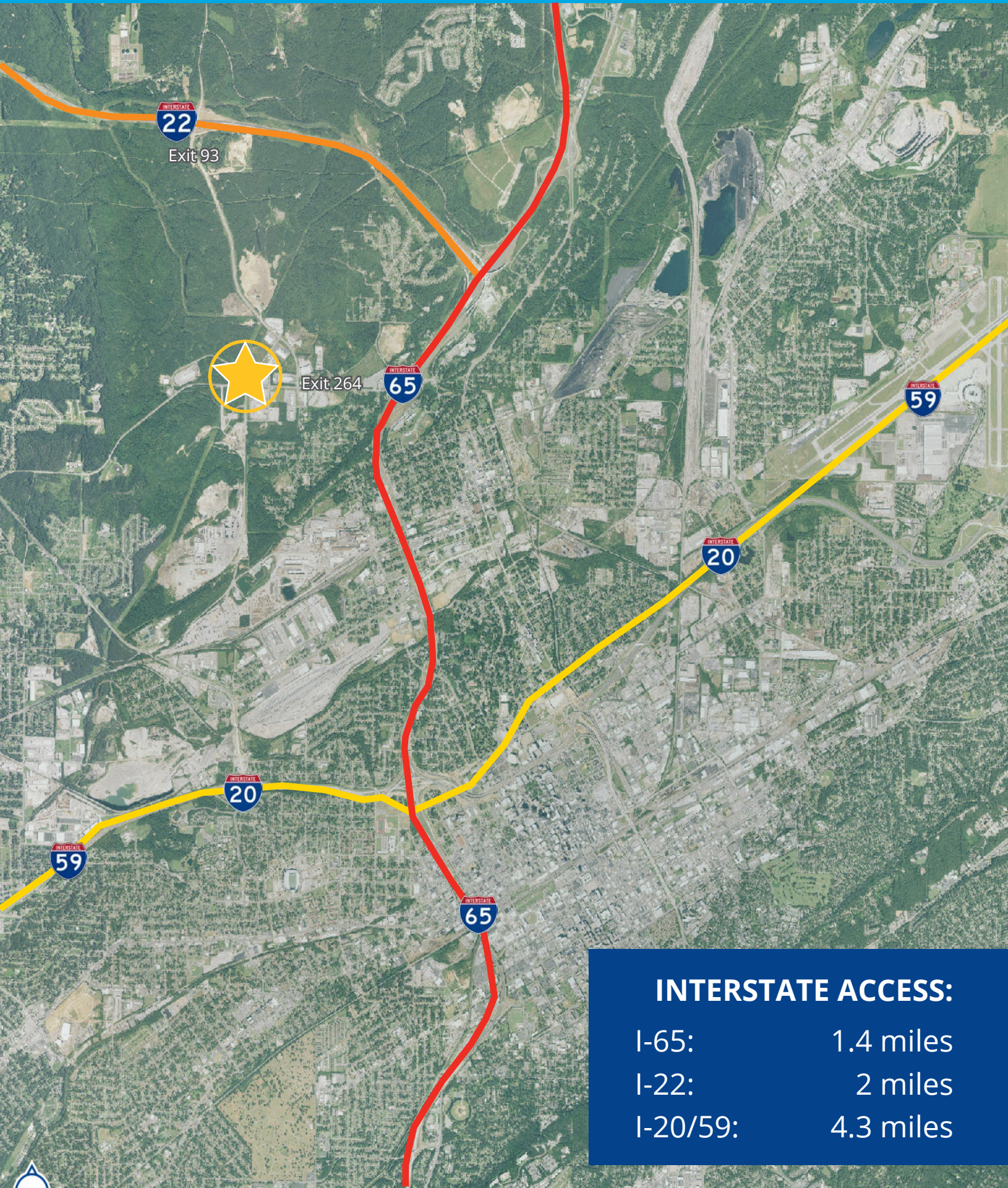
Labor Study (Birmingham DMA)



Base Labor Availability		TOTAL	
Population		1,947,370	
Population (5 year estimate)		1,980,502	
Labor Force		806,532	
Working Age Population (Age 15-64)		1,260,371	
Working Age Participation Rate %		64	
Available Industrial Workforce		TOTAL	%
Total Employed Population (16+)		818,913	
Overall Industrial Workforce Employment		205,547	25.1
Production and Distribution Employment		125,294	15.3
Wages		Median HHI	Total Households
Household Income		\$52,156	766,933

Source: Birmingham (Anniston and Tuscaloosa) AL Demographic Spotlight Report Geography: DMA

Interstate Connectivity














INTERSTATE ACCESS:

- I-65: 1.4 miles
- I-22: 2 miles
- I-20/59: 4.3 miles

Drive Time Map

LEGEND

-  Mercedes-Benz
44 minutes
- 
HONDA
44 minutes
- 
ANNISTON ARMY DEPOT
60 minutes
-  **HYUNDAI**
90 minutes
-  **MICHELIN**
60 minutes
- 
MAZDA TOYOTA
MANUFACTURING
90 minutes
-  **POLARIS**
90 minutes
-  **AIRBUS**
220 minutes
-  **KIA**
145 minutes
- 
90 minutes
- 
NISSAN
240 minutes







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Colliers
880 Montclair Road, Suite 250
Birmingham, AL 35213
Main: +1 205 445 0955
colliers.com

