

# Available for Lease

486,353 SF Bulk Cold Storage & Distribution  
Facility, Divisible

📍 400 Industrial Drive, Birmingham, AL



[provenderpartners.com](http://provenderpartners.com)

Healthy real estate alternatives for food users everywhere.

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# Property Specifications

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**SF:** 486,353

**Clear Height:** 34'

**Dock High Doors:** 95

**Employee Parking:** 312+

**Truck Parking:** TBD

**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

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



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# Neighboring Tenant Map

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# Building Plan

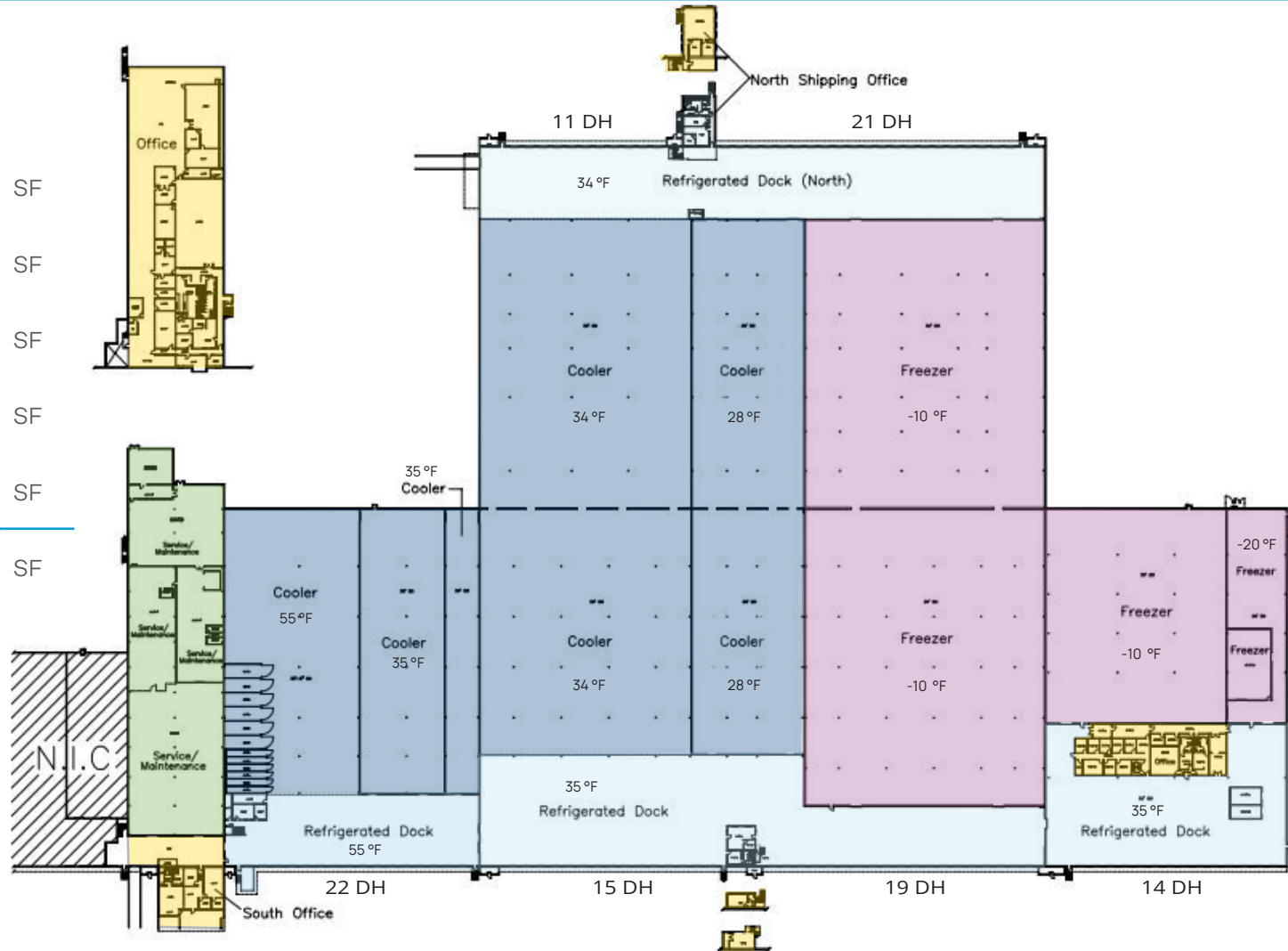
400 Industrial Drive, Birmingham, AL



- Freezer:** 144,108 SF
- Cooler:** 184,322 SF
- Cold Dock:** 103,119 SF
- Office:** 32,477 SF
- Maint/  
Misc:** 22,327 SF

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- Total:** 486,353 SF



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# Potential Demising Scenarios

400 Industrial Drive, Birmingham, AL



**1** 155,852 SF

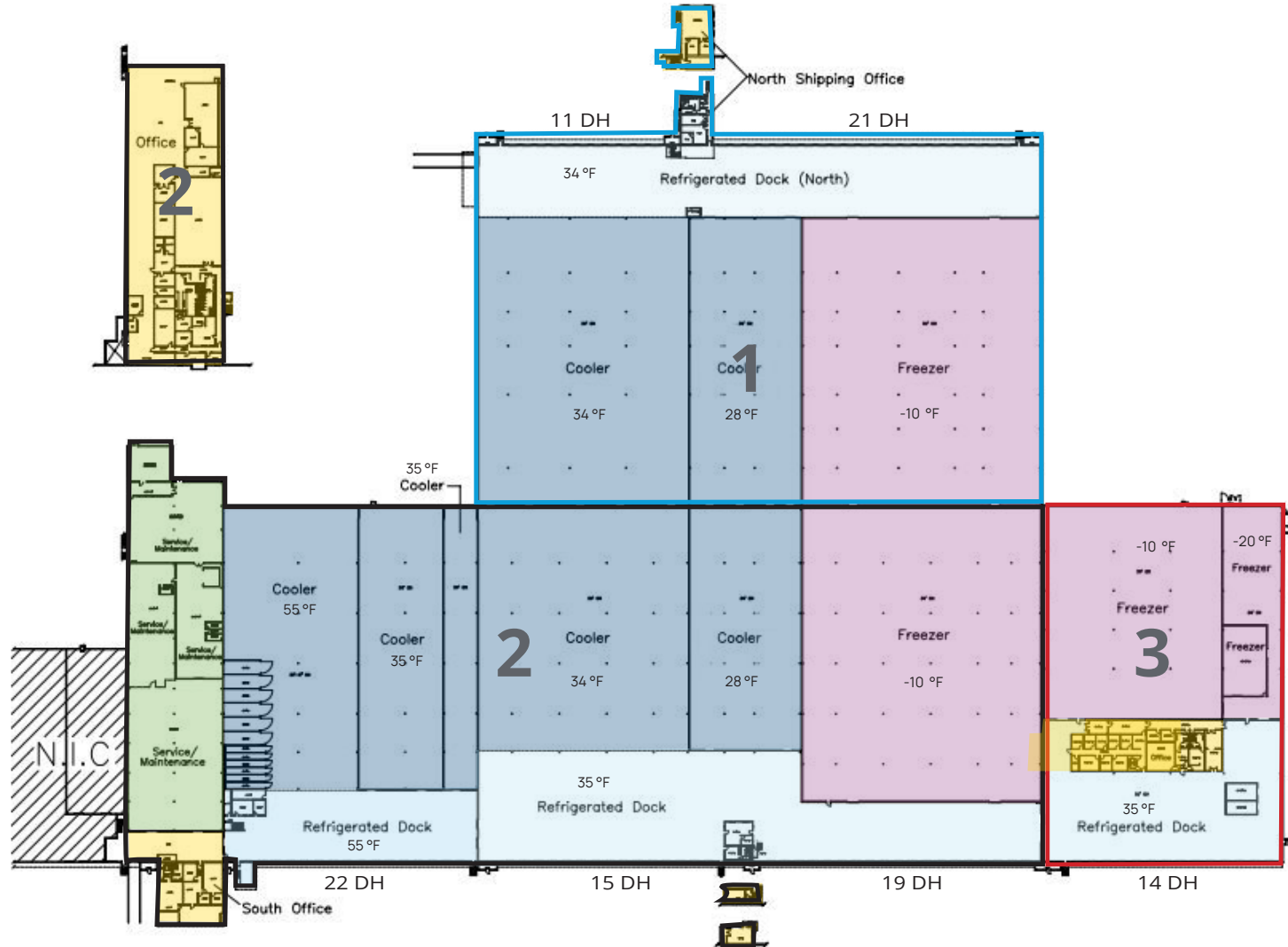
Freezer SF 51,858  
 Cooler SF 70,166  
 Cold Dock SF 30,982  
 Office SF 2,837  
 Maint/Misc SF -

**2** 265,711 SF

Freezer SF 53,298  
 Cooler SF 114,156  
 Cold Dock SF 51,930  
 Office SF 24,001  
 Maint/Misc SF 22,327

**3** 64,788 SF

Freezer SF 38,942  
 Cooler SF -  
 Cold Dock SF 20,207  
 Office SF 5,640  
 Maint/Misc 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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