



Accelerating success.

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Daniel Payne Corporate Center

Available for Lease

±40,000 SF (Subdividable to ±20,000 SF)

Distribution | Manufacturing

419 Republic Street
Birmingham, Alabama 35214



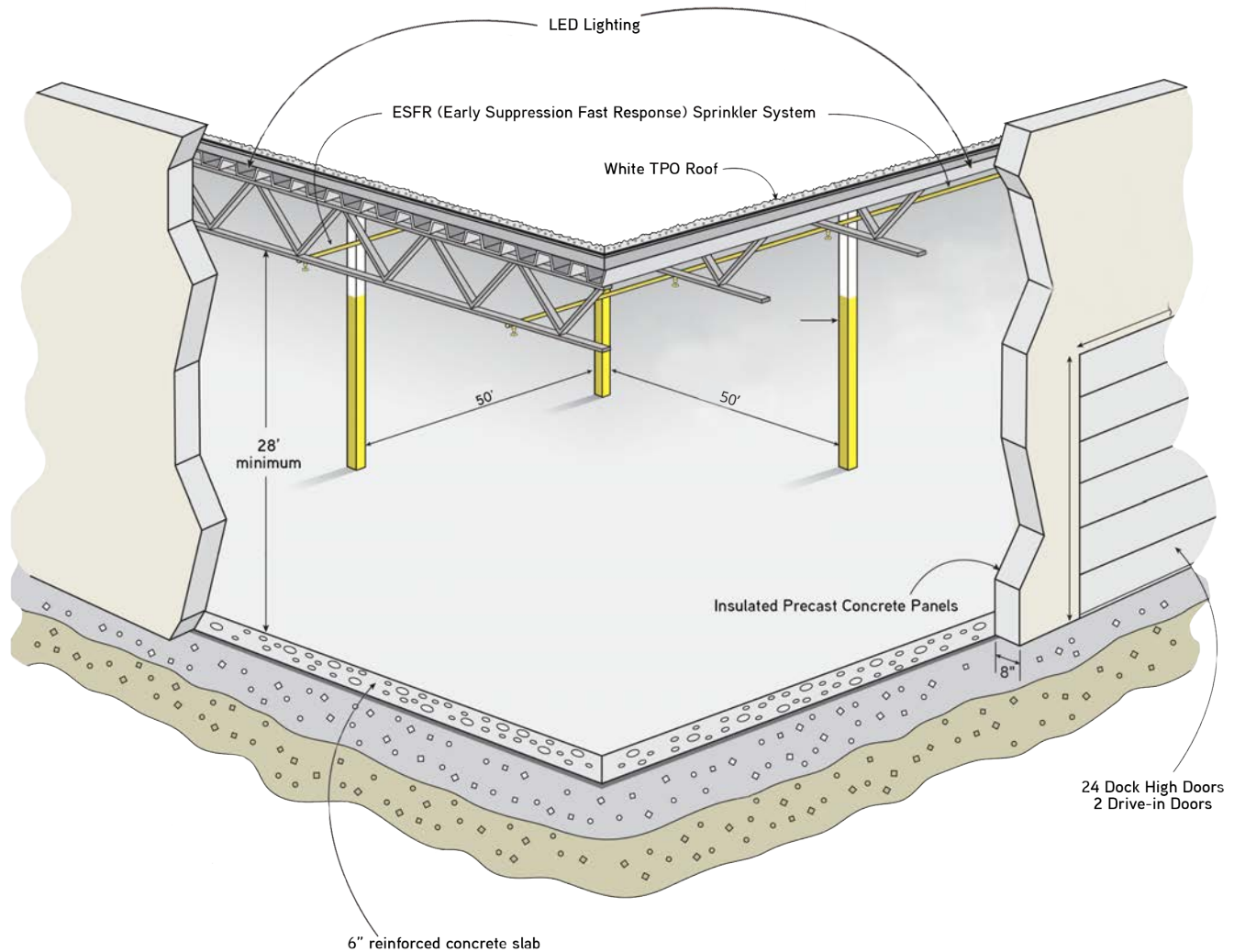
2023 Construction



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

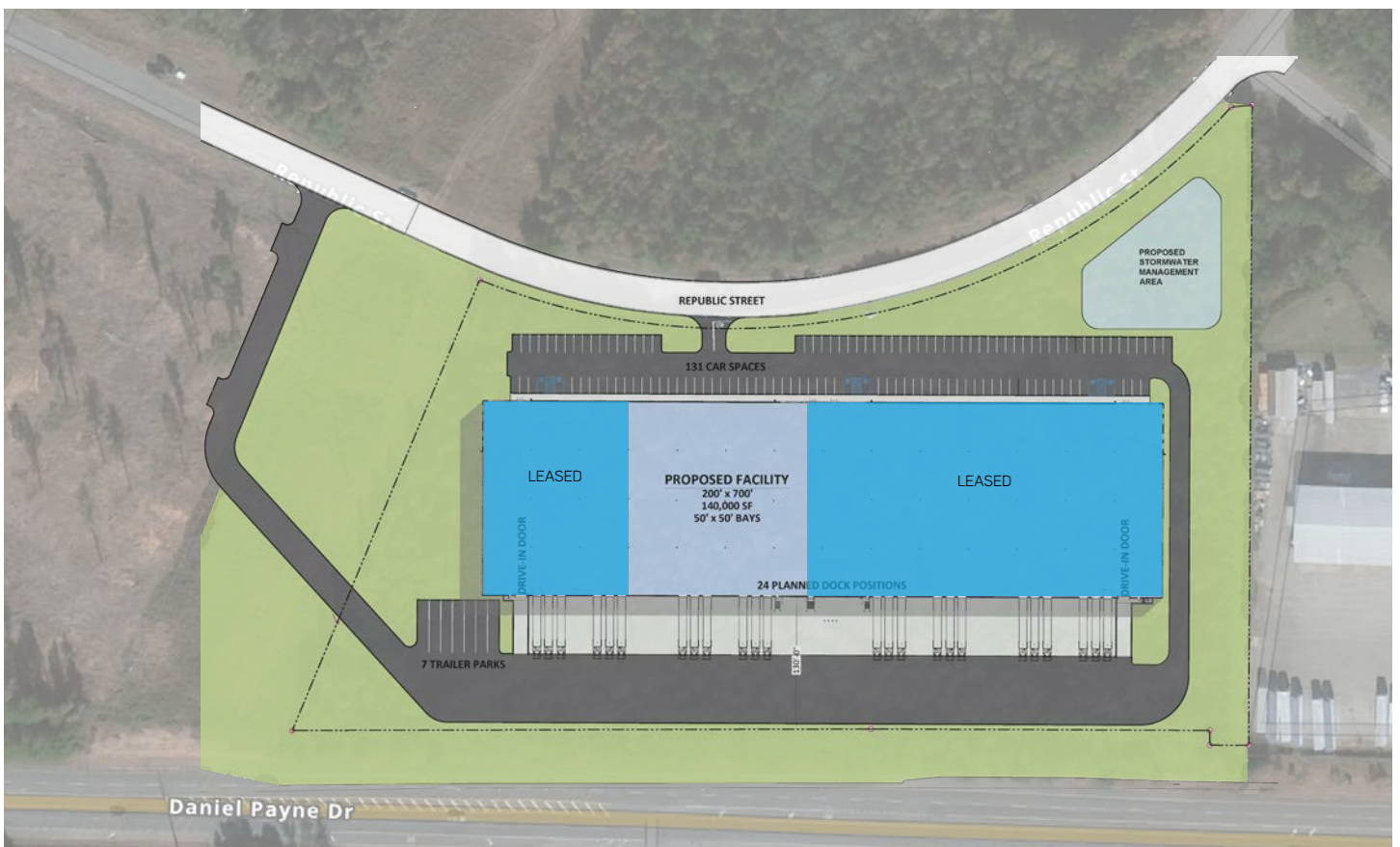
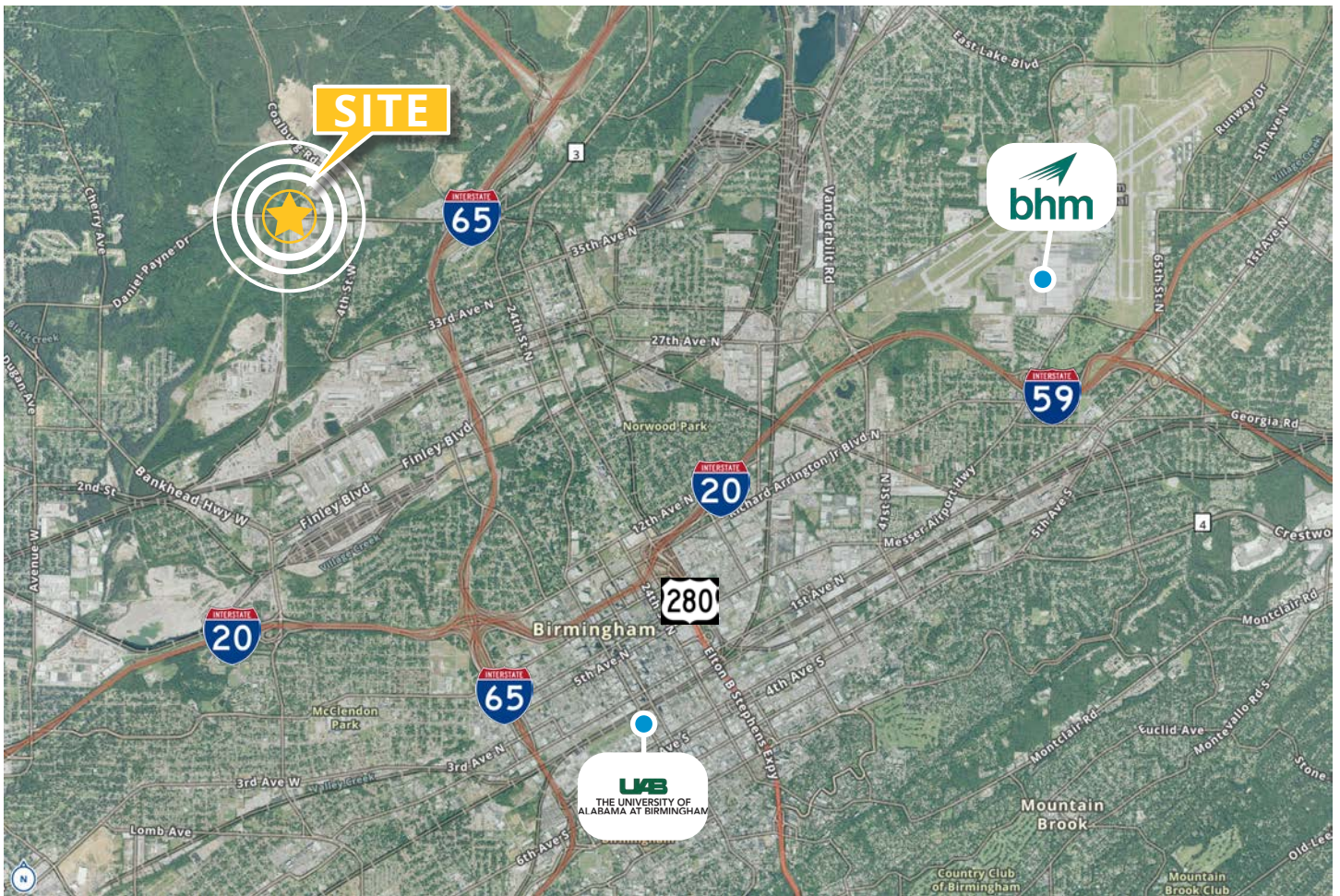
Building Specifications



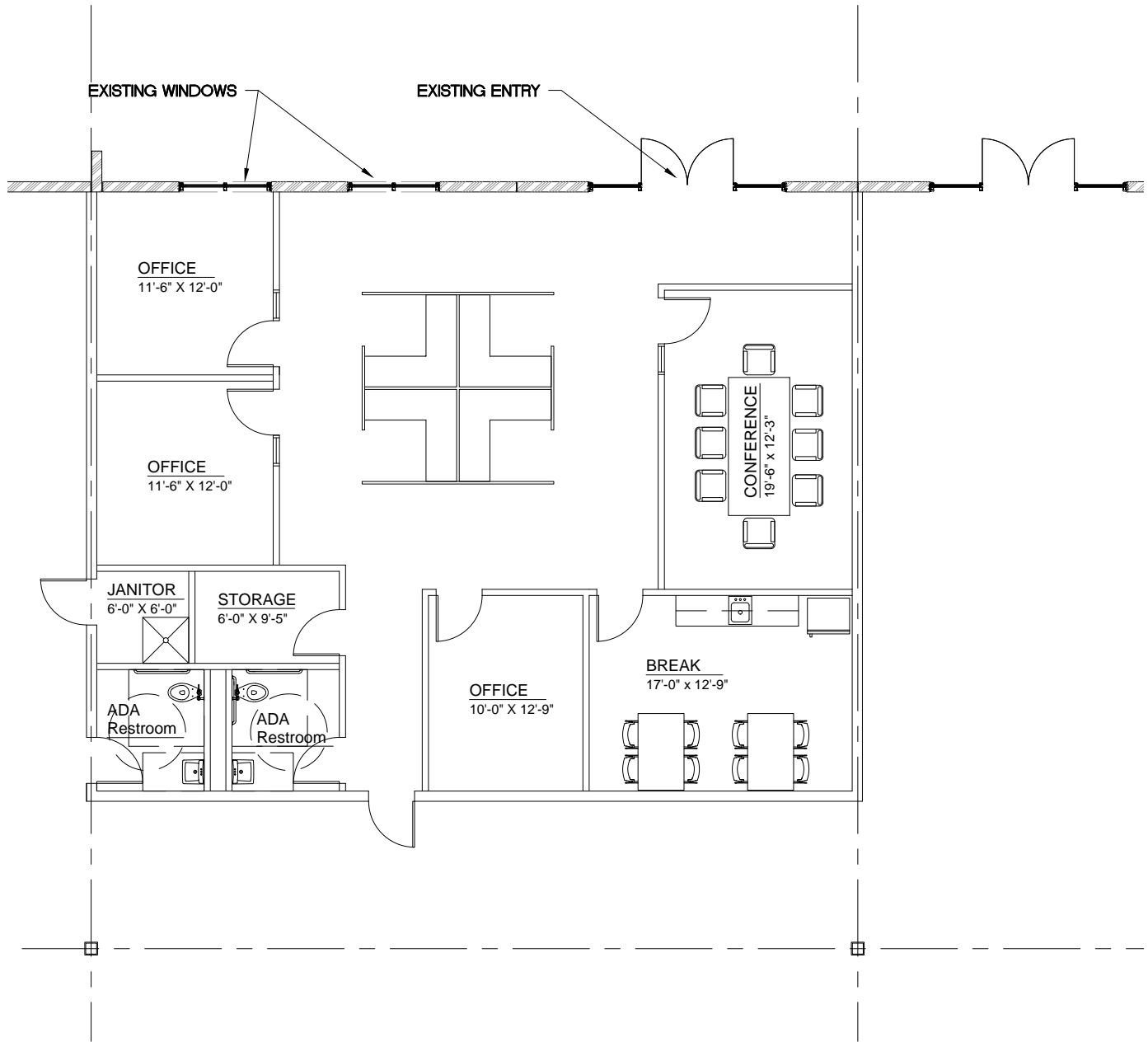
Building Specifications

Building Dimensions:	200' x 700'	Auto Parking:	131 spaces
Building SF:	±140,000	Trailer Parking:	7 spaces
Lot Size:	±9.56 acres	Fire Protection:	ESFR sprinkler system
Column Spacing:	50' x 50' with a 60' speed bay	Lighting:	LED
Bay Size:	10,000 SF (50' x 200') typical	Power:	1600 amps / 480 volts / 3 phase power
Clear Height:	28'	Floor:	6" reinforced slab
Dock Doors:	24 (expandable to 40)		
Drive-In Doors:	2 (expandable to 4)		

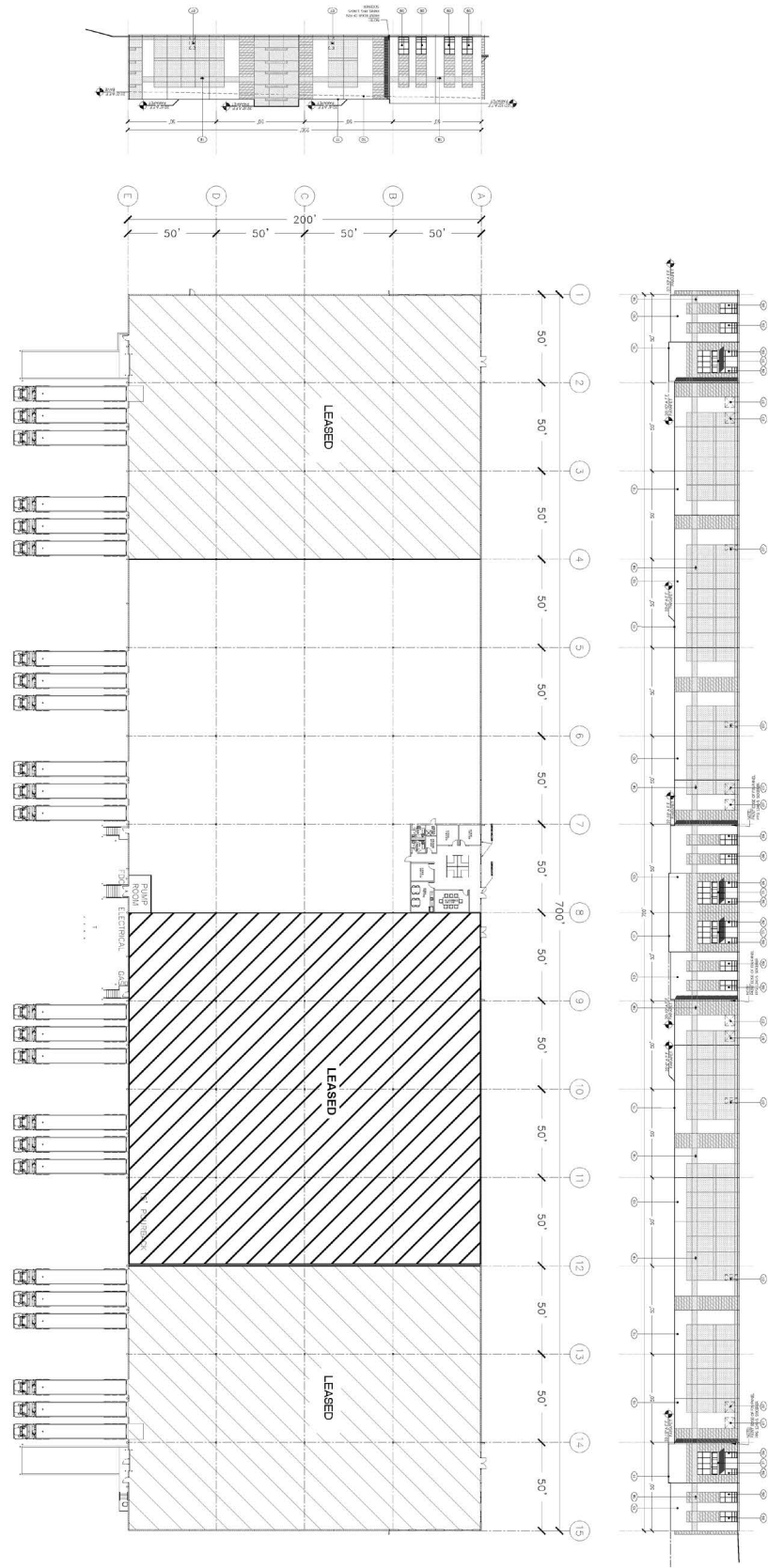
Aerial | Site Plan



Proposed Spec Office Plan



Proposed Space With Spec Office



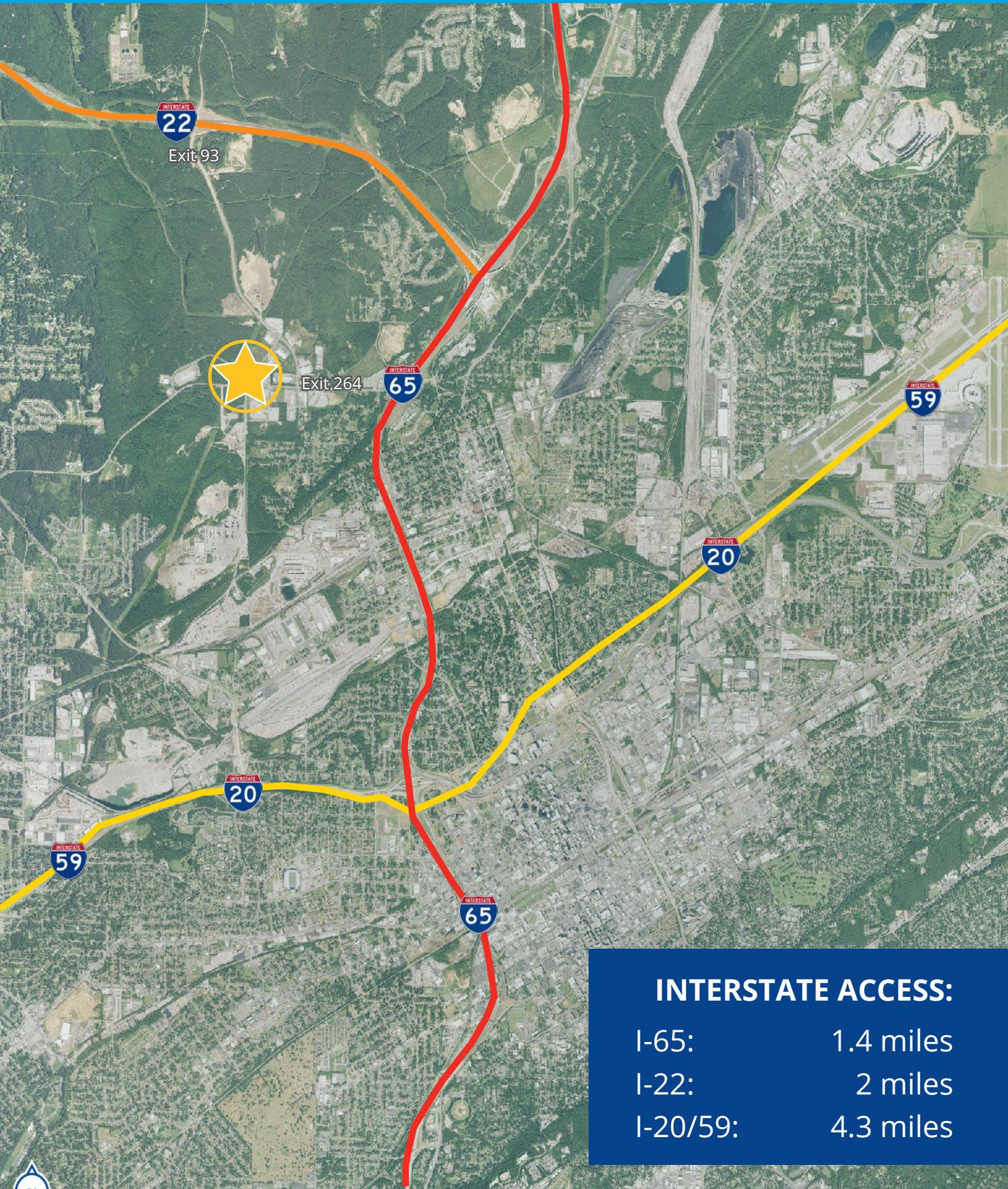
Labor Study (Birmingham DMA)



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



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
-  VW
90 minutes
-  NISSAN
240 minutes





DAILY ACCESS

60 Minutes

120 Minutes

180 Minutes

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