

Industrial/Flex/Land Portfolio For Sale or Lease

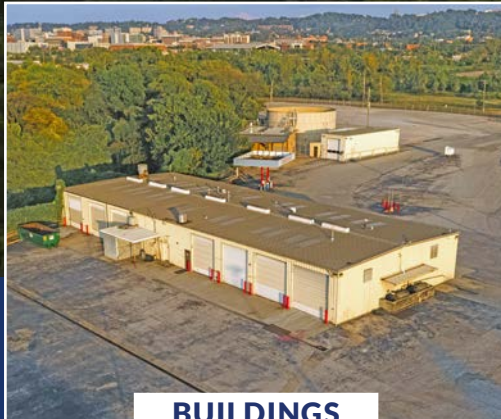
1 GOLDEN FLAKE DRIVE | BIRMINGHAM, AL 35205



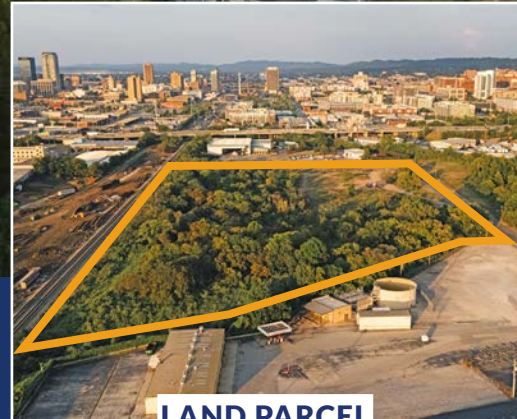
BUILDING ONE



BUILDING TWO



BUILDINGS THREE & FOUR



LAND PARCEL 15.7 ACRES

Strategic Location

The Factory at Golden Flake is visible from and sits a few hundred feet west of I-65 (120,000+ VPD). This building is strategically positioned adjacent to UAB and near downtown Birmingham offering easy access to major transportation routes. Industrial zoning, economic development initiatives, and a skilled workforce make this site an ideal location for various industry types.

Conveniently Located:

- 1.7 Miles to UAB Hospital
- 2.4 Miles to the Central Business District
- 5 Miles to Mountain Brook
- 4.5 Miles to Homewood
- 8 Miles to Birmingham-Shuttlesworth Airport

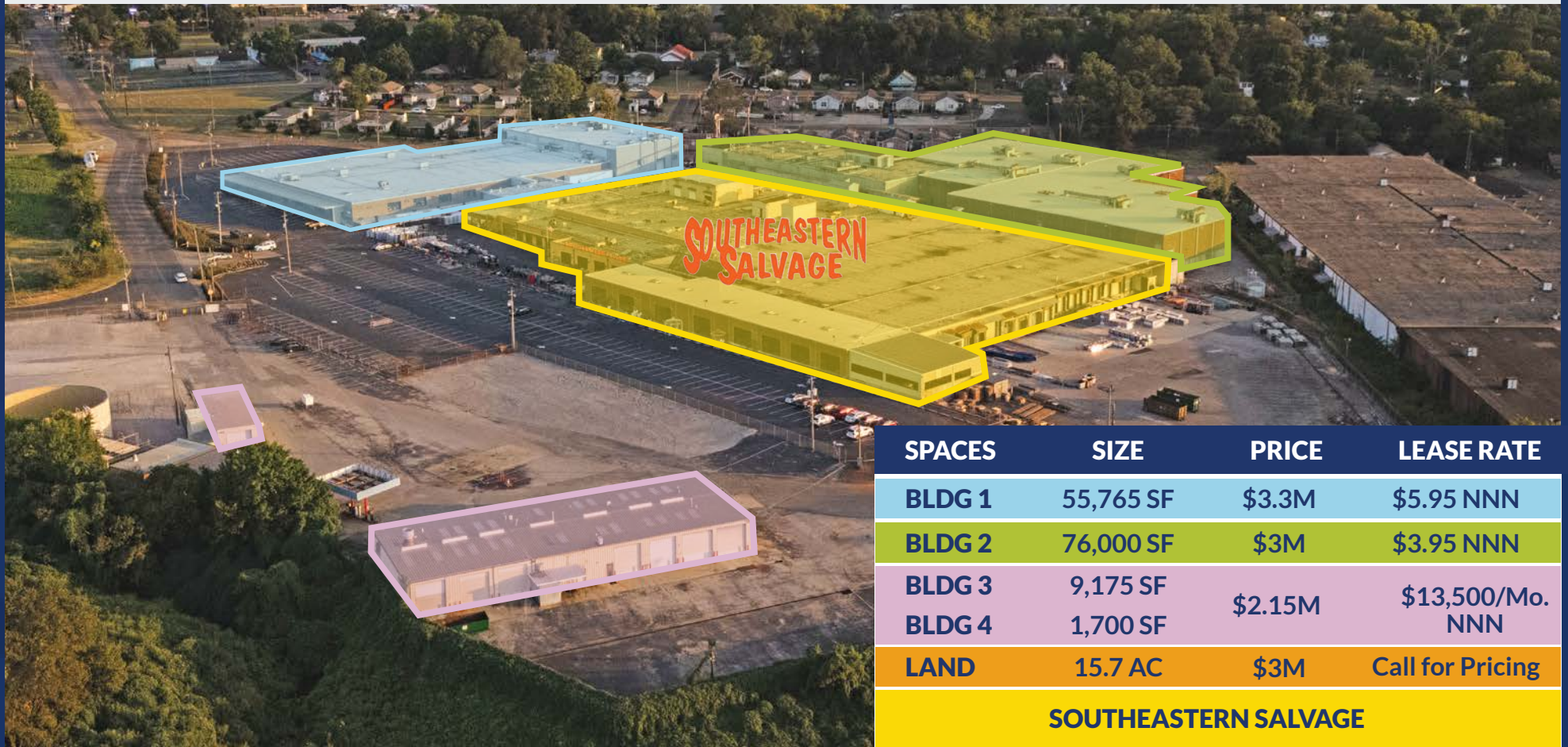


Property Overview - Opportunity Zone Incentive



FORMER GOLDEN FLAKE

The Golden Flake brand (originally known as Magic City Foods) was established in the 1920s, and, in 1958 the production facility opened at 1 Golden Flake Drive where it remained the main production facility until July 2023. Now, Southeastern Salvage is operating in one building and desires to sell or lease the remaining buildings and land.



| SPACES | SIZE | PRICE | LEASE RATE |
|----------------------|-----------|---------|------------------|
| BLDG 1 | 55,765 SF | \$3.3M | \$5.95 NNN |
| BLDG 2 | 76,000 SF | \$3M | \$3.95 NNN |
| BLDG 3 | 9,175 SF | \$2.15M | \$13,500/Mo. NNN |
| BLDG 4 | 1,700 SF | | |
| LAND | 15.7 AC | \$3M | Call for Pricing |
| SOUTHEASTERN SALVAGE | | | |

Building One - *Ideal for Retail, Flex, or Industrial Use*



Overview

| | |
|-----------------|--|
| Total SF | 55,765 SF |
| Office SF | 12,000 SF |
| Building Type | Brick & Masonry |
| Zoning | M-1 |
| Fully Sprinkled | Yes |
| Clear Heights | 12' 6" (44,684 SF) 23' (11,081 SF) |
| Dock-High Doors | 7 |
| Drive-In Doors | 2 |
| Loading Doors | 3 Box Truck Loading Doors |
| Outdoor Decks | 5,000 SF on 3 Sides (2,000 SF Covered with New Industrial Fans Installed) |
| Yard Space | .75 Acres (Fenced with Private Gated Entrance) |
| LED Lighting | All New LED Lighting |

LEASE RATE: \$5.95/SF, NNN

PURCHASE PRICE
\$3,300,000

Building One



The information presented in this brochure is deemed reliable but not guaranteed.

The Factory at Golden Flake | 1 Golden Flake Drive, Birmingham, Alabama 35205

Building Two



Overview

| | |
|-----------------------|----------------------|
| Total SF | 76,000 SF |
| Building Type | Brick & Masonry |
| Zoning | M-1 |
| Sprinkled | No |
| Clear Heights | 21' |
| Dock-High Doors | 3 |
| Climate Controlled SF | 24,000 SF |
| LED Lighting | All New LED Lighting |

LEASE RATE: \$3.95/SF, NNN

PURCHASE PRICE
\$3,000,000

Building Two



Buildings Three and Four



Overview

| | |
|---------------|---------------------------------|
| Total Acreage | 6 Acres |
| Security | Fenced with Private Gated Entry |

Building 3

| | |
|---------------|----------|
| Total SF | 9,175 SF |
| Building Type | Metal |
| Zoning | M-2 |
| Drive-In Bays | 6 |

Building 4

| | |
|--------------|---|
| Total SF | 1,700 SF |
| Building Use | <ul style="list-style-type: none">▪ Truck/Trailer Shop▪ Water Treatment Facility▪ Fuel Station with 12,000 Gallon Fuel Tanks▪ Complete Tractor/Trailer Truck Wash Facility |

BUILDINGS & ±6 ACRE YARD:
\$13,500/Month, NNN

PURCHASE PRICE
\$2,150,000

Buildings Three and Four



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The Factory at Golden Flake | 1 Golden Flake Drive, Birmingham, Alabama 35205

Land Parcel: 15.7 Acres



OVERVIEW

- 15.7 Acres Available
- M2 Zoning

LEASE RATE: Call For Pricing

PURCHASE PRICE
\$3,000,000

UAB - Subject Property Neighbor



NAMED BEST EMPLOYER IN AMERICA BY FORBES (2021)

University of Alabama at Birmingham (UAB) is an internationally renowned research university and academic medical center known for its innovative and interdisciplinary approach to education. In 2021, there were 21,321 total students enrolled.

From groundbreaking research at (UAB) and Southern Research to the Lakeshore Foundation's commitment to developing novel approaches and technologies for people with chronic health conditions and physical disabilities, there's no doubt that Birmingham's commitment to health care is strong. Birmingham has the largest health care cluster in Alabama.



#1

LARGEST EMPLOYER
IN BIRMINGHAM
The Business Journal, 2021

35K

HOSPITAL & UNIVERSITY
TOTAL JOBS
UAB 2022

\$12.1B

ECONOMIC IMPACT
CITY OF BIRMINGHAM
UAB 2022

73K

EMPLOYMENT IMPACT
CITY OF BIRMINGHAM
UAB 2022

\$371B

GOVERNMENT REVENUE
IMPACT
Forbes 2021

For More Information

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