

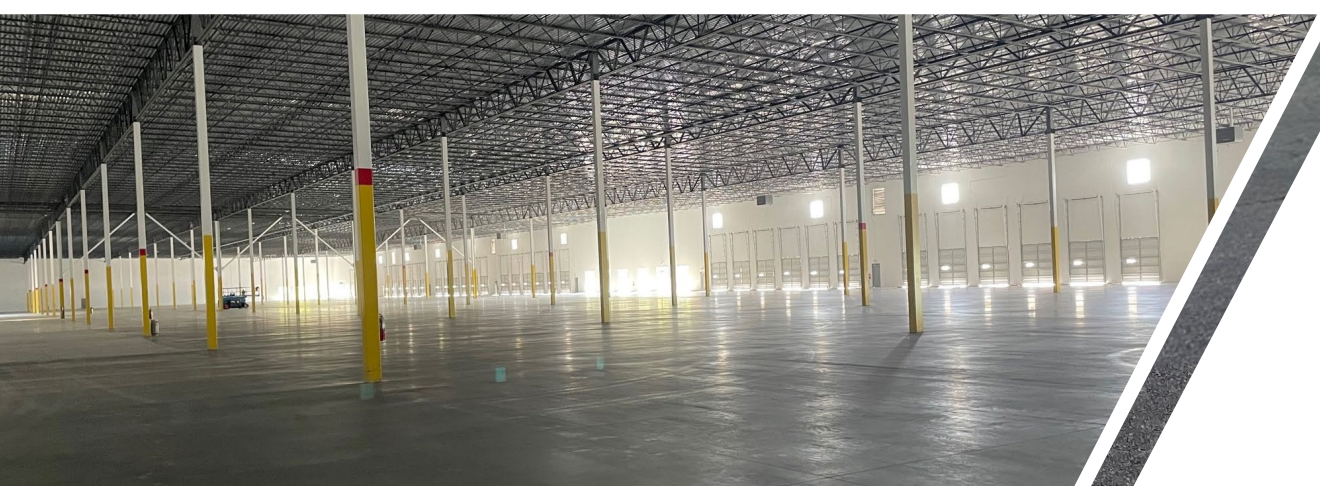


FOR LEASE

CenterState Logistics Park One

225 Daniel Payne Drive
Birmingham, Alabama

51,750 SF TO 173,250 SF AVAILABLE
Class A Warehouse / Distribution Building



For more information, please contact:

MARK BYERS, SIOR
President
+1 205 314 5522
mbyers@egsinc.com

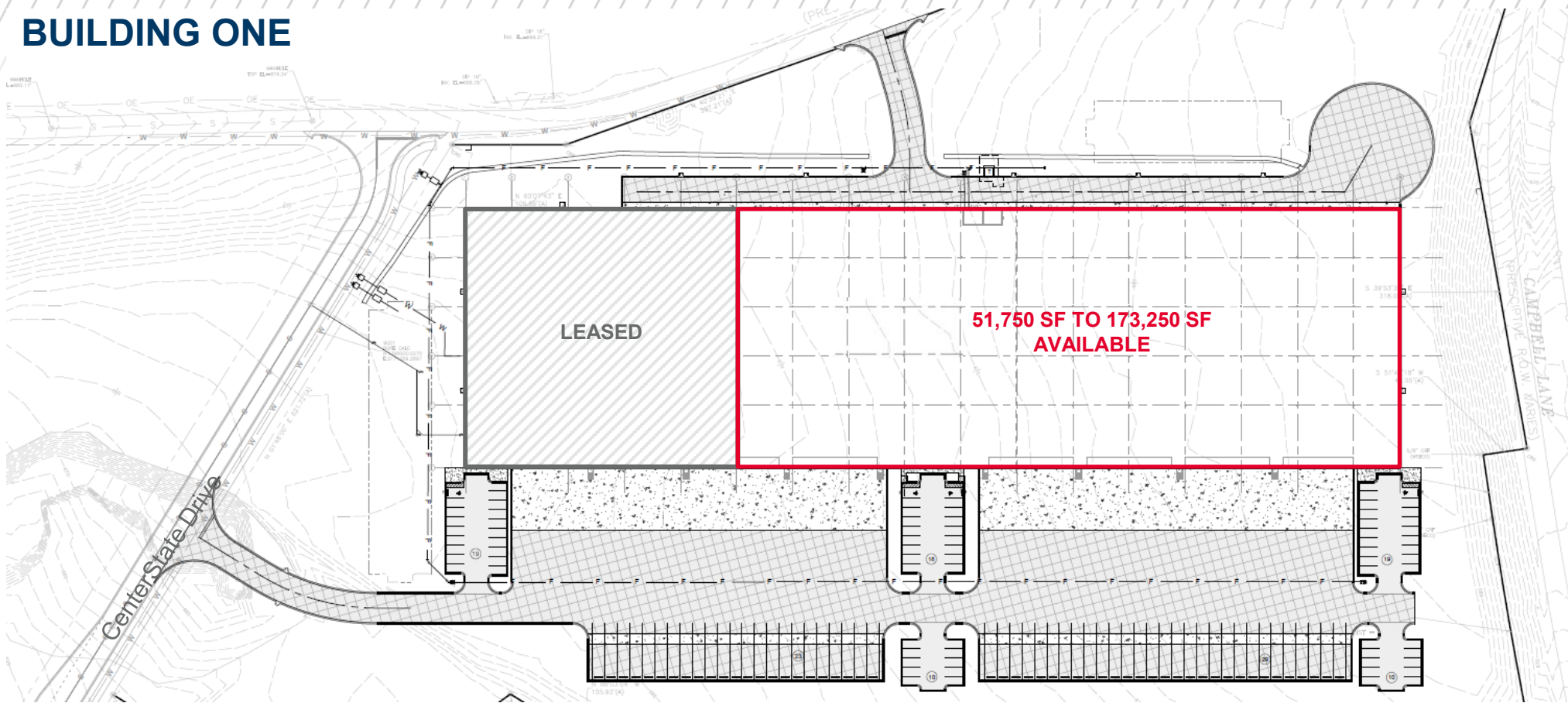
BRAD MOFFATT, SIOR
Vice President – Industrial
+1 205 314 5509
bmoftatt@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com



Scan for Property Video

BUILDING ONE



PROPERTY FEATURES

- Adjacent to I-65
- Concrete tilt-wall construction
- 32' clear height
- ESFR sprinkler system
- Front-loaded; 250' deep building
- 4' dock canopy
- 9' W x 10' H dock-high doors
- 6" concrete floor; 4000 PSI
- TPO membrane roofing
- LED lighting in warehouse
- 54' column spacing
- 60' speed bay
- Columns painted safety yellow to 12' AFF
- Interior walls painted white
- Wall pack exterior lighting
- BTS office area

KEY DISTANCES

40 Miles	40 Miles	100 Miles	103 Miles	150 Miles
Mercedes Benz Manufacturing	Honda Manufacturing	Mazda Toyota Manufacturing	Hyundai Motor Manufacturing	Atlanta, Georgia



LABOR AVAILABILITY

Employment Overview Drive Time of 45 Minutes

WORKFORCE



92%

High School Graduate/GED or Better



39.2

Median Age



20.5%

Employees

Construction, Manufacturing or Transportation/Warehouse

DEMOGRAPHICS



60.7

Diversity Index



1,057,888

Population



78%

18+

Population by Age

BUSINESS



40,617

Total Businesses



3.6%

3.6%

Unemployment Rate



574,524

Total Employees

HOUSEHOLD



\$72,049

Median Household Income



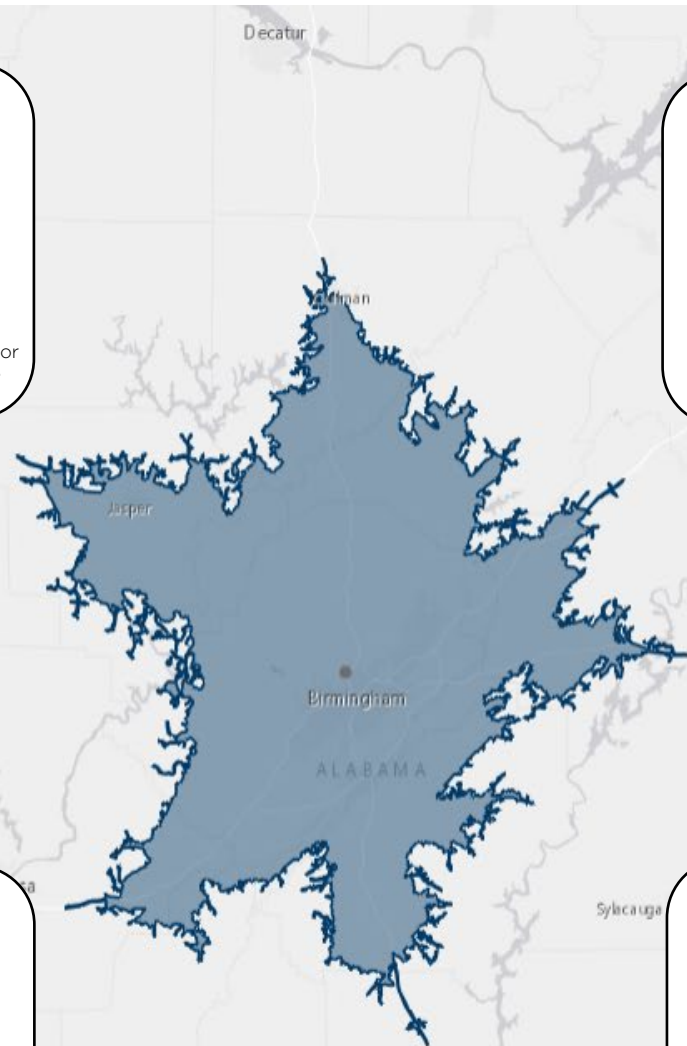
54.9%

Household Income \$35K-\$150K



2.5

Avg Household Size





For more information, please contact:

MARK BYERS, SIOR

President
+1 205 314 5522
mbyers@egsinc.com

BRAD MOFFATT, SIOR

Vice President – Industrial
+1 205 314 5509
bmoffatt@egsinc.com

2100 3rd Avenue North,
Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.