

# Industrial/Flex/Land Portfolio For Sale or Lease

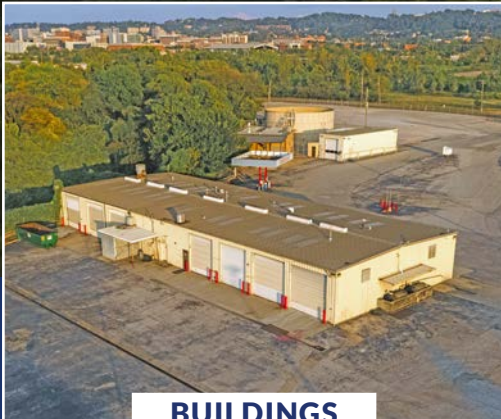
1 GOLDEN FLAKE DRIVE | BIRMINGHAM, AL 35205



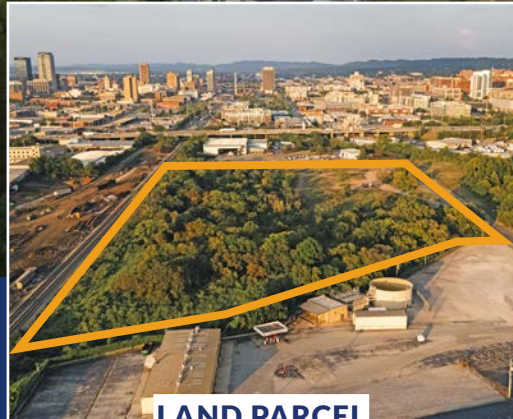
**BUILDING ONE**



**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. This building is strategically positioned adjacent to UAB and near downtown Birmingham offering easy access to major transportation routes that connects to major cities such as Nashville and Atlanta. Industrial zoning, economic development initiatives, and a skilled workforce make this site an ideal location for many industry types. **Traffic counts on I-65 are 120,000+ per day.**

## 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



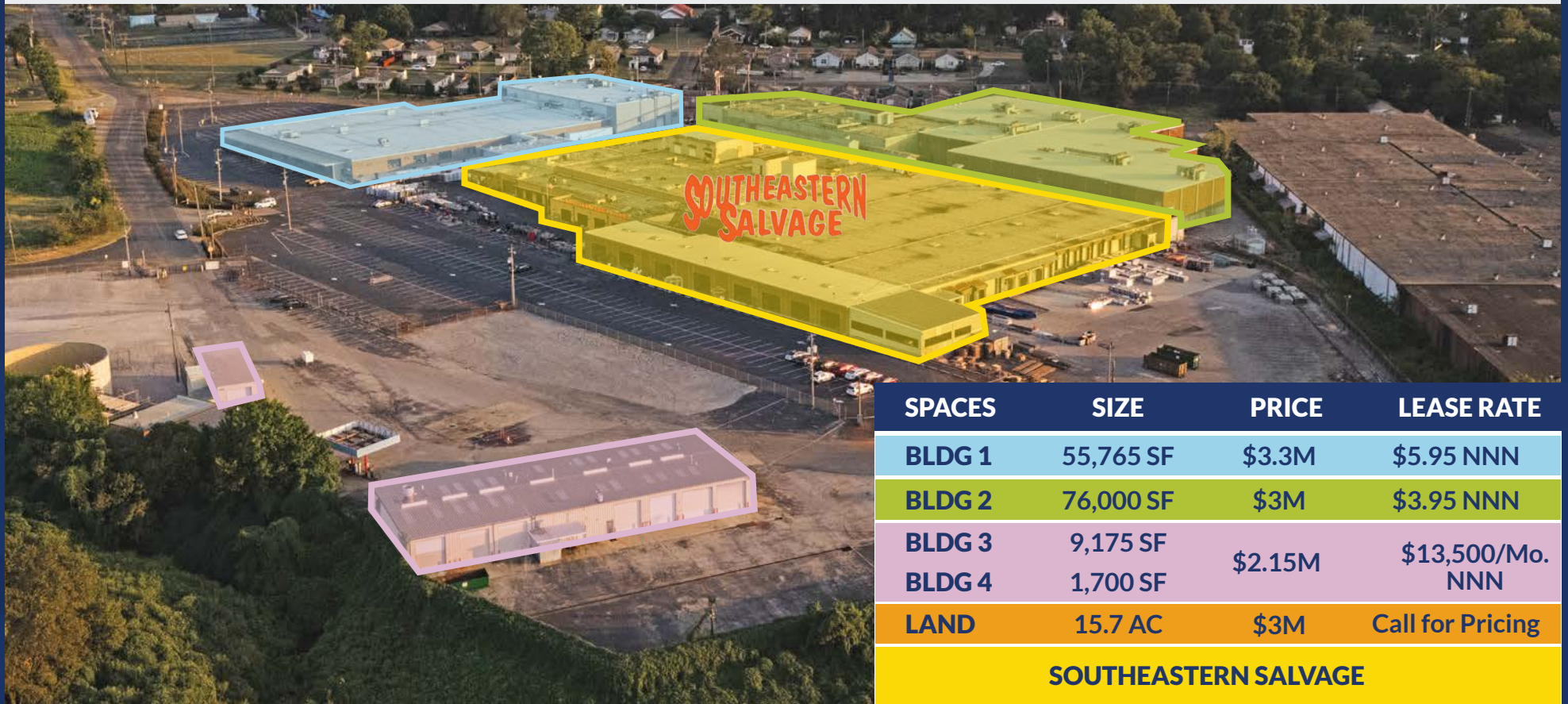


# Property Overview - Opportunity Zone Incentive



## FORMER GOLDEN FLAKE

This is truly a unique opportunity and would be a strong candidate for any business looking for an influx of storage and land. 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



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

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



# 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"><li>▪ Truck/Trailer Shop</li><li>▪ Water Treatment Facility</li><li>▪ Fuel Station with 12,000 Gallon Fuel Tanks</li><li>▪ Complete Tractor/Trailer Truck Wash Facility</li></ul>

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

**PURCHASE PRICE  
\$2,150,000**



# Buildings Three and Four



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

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

**Bart Moore**

Office: 205-896-1021

Cell: 205-936-4041

E-Mail: [jbm@ironvestpartners.com](mailto:jbm@ironvestpartners.com)

**Robert Crook**

Office: 205-598-8302

Cell: 205-908-3760

E-Mail: [rc@ironvestpartners.com](mailto:rc@ironvestpartners.com)