



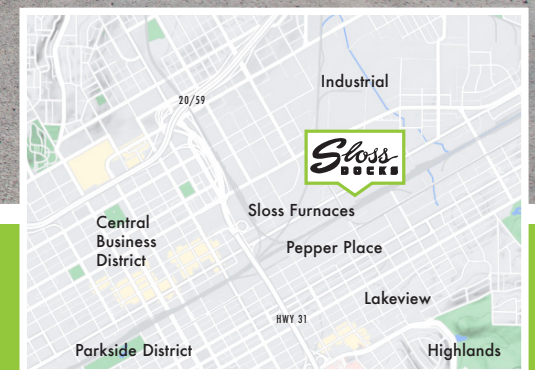
SLOSS

REAL ESTATE

FOR LEASE

SLOSS DOCKS

3401 1ST AVENUE NORTH, BIRMINGHAM, AL 35222
BAYS A & B



Lochrane Chase

Director of Leasing and Business Development

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PROPERTY SUMMARY

FOR LEASE: INDUSTRIAL

3401 1ST AVENUE NORTH, BIRMINGHAM, AL 35222
BAYS A & B

PROPERTY DESCRIPTION

Sloss Docks is located across the street from Sloss Furnaces and positioned along a prime warehouse corridor on 1st Avenue North (HWY 11). Warehouse spaces with high ceilings, dock doors and existing office areas can accommodate warehouse distribution, showrooms, light manufacturing or storage users.

PROPERTY HIGHLIGHTS

- Warehouse bays with office spaces.
- Back Forty Beer Company—brewery and restaurant—anchors west end of property.
- Located across the street from Sloss Furnaces, home to a variety of local events.
- Multiple loading doors and 18- and 20-foot ceiling heights.

OFFERING SUMMARY

Lease Rate:	\$6/SF NNN
Building Size:	122,004 SF
Available SF:	Bay A: 46,328 RSF Bay B: 43,201 RSF



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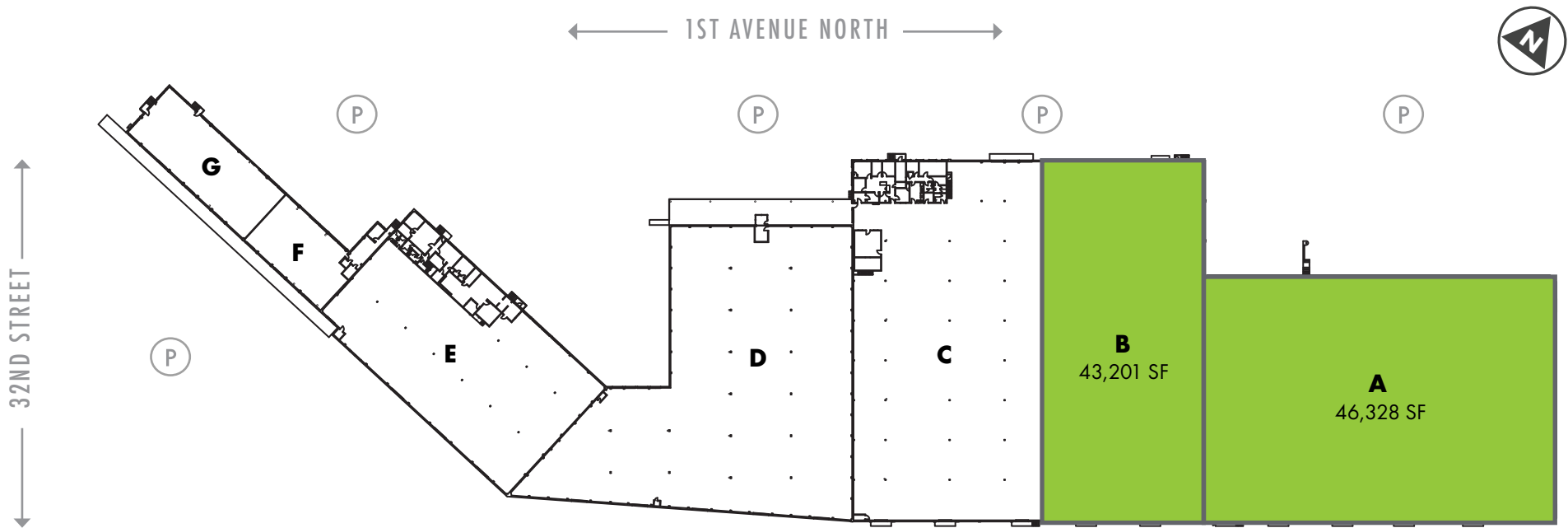
AVAILABLE SPACE

FOR LEASE: INDUSTRIAL

3401 1ST AVENUE NORTH, BIRMINGHAM, AL 35222
BAYS A & B

LEASE TERMS

Lease Type:	NNN
Space Available:	Bay A: 46,328 RSF Bay B: 43,201 RSF
Lease Term:	Negotiable
Lease Rate:	\$6.00/SF



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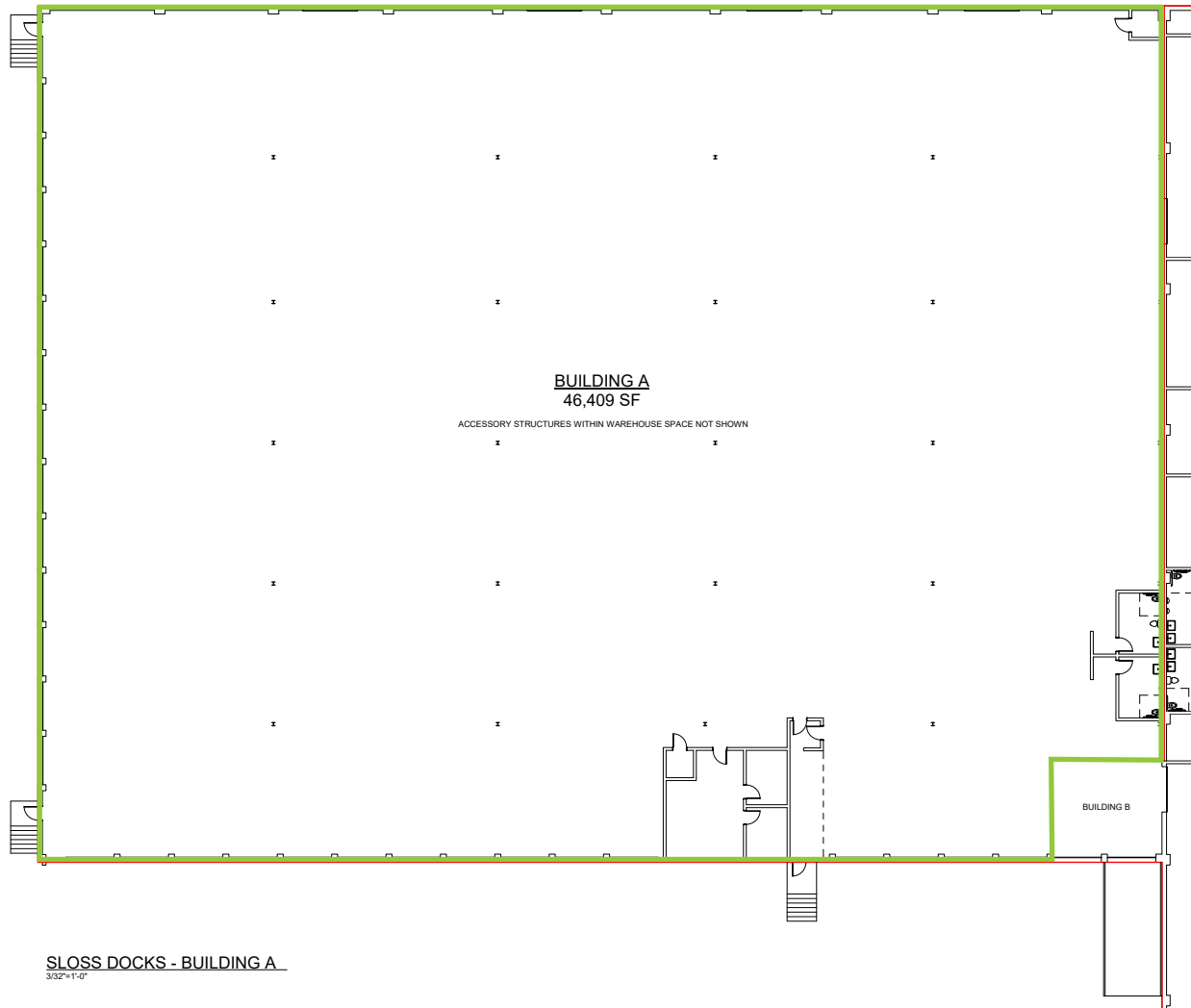
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FLOOR PLAN: Bay A

FOR LEASE: INDUSTRIAL

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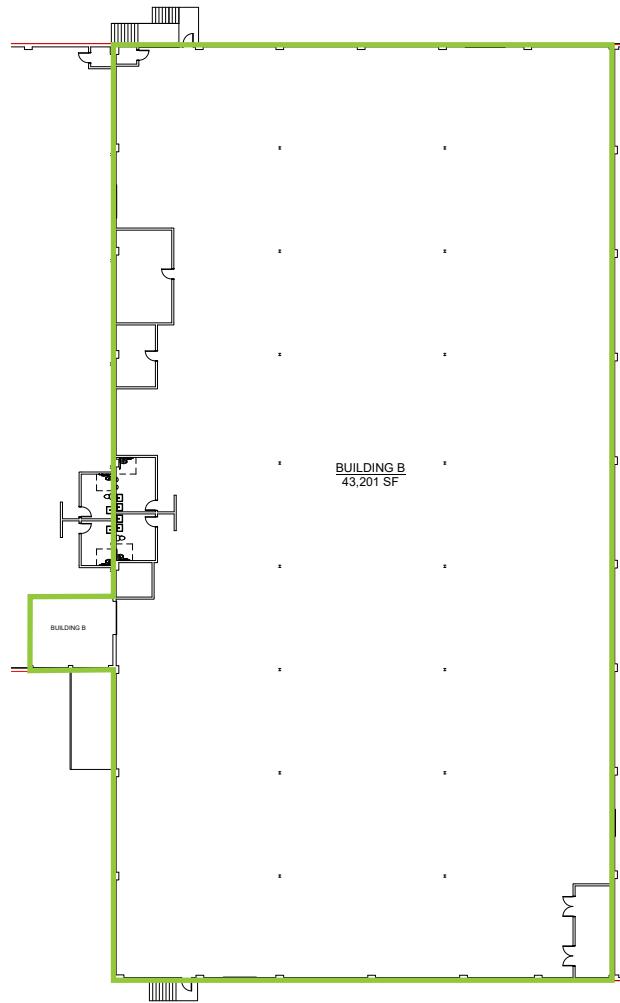
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FLOOR PLAN: Bay B

FOR LEASE: INDUSTRIAL

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SLOSS DOCKS - BUILDING B
10/11/12

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NEIGHBORHOOD AERIAL

FOR LEASE: INDUSTRIAL

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MARKET DATA

FOR LEASE: INDUSTRIAL

3401 1ST AVENUE NORTH, BIRMINGHAM, AL 35222
BAYS A & B

OUR CITY

Total Population	1.2 million
Annual Visitors	4.6 million
Median Age	38.7
Median HHI	\$59,185
Total Households	422,926

BIRMINGHAM: A TRANSPORTATION HUB

Crossing of Three Major Interstates	I-59, I-20, I-65
	286,000,000 tons of freight
Three Major Class I Railroads	Norfolk Southern, CSXT and BNSF
	160,000,000 tons of freight
Alabama's Largest Airport—BHM	3,090,604 passengers
	177,936,690 lbs of freight



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