



**ACADEMY LOGISTICS  
CENTER**

NOW LEASING

# **NEW CROSS-LOAD WAREHOUSE IN BESSEMER**

602 POWDER PLANT ROAD | BESSEMER | ALABAMA

**83,160 SF TO 311,900 SF AVAILABLE**

**SONNY CULP, SIOR**  
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 **Graham&Co**



**FOR LEASE**

## CROSS-LOAD WAREHOUSE FOR LEASE

602 Powder Plant Road  
Bessemer, AL 35022

**BUILDING SIZE** ±311,900 SF  
**SITE SIZE** 36.4 AC  
**ZONING** I-4

## CALL FOR LEASE RATE

### DETAILS

- LED lighting; Motion activated with battery backup
- 385' x 810', divisible by 83,160 SF
- (2) 60' Speed bays
- K-22 ESFR Sprinkler system
- (58) 9' x 10' Dock doors with cross dock loading – expandable to 66
- (2) 12' x 14' Drive-in doors
- 7" Concrete slab foundation
- (42) Trailer parks with 1.6 acre graded site for accommodating 60 additional trailer parks



**22 MILES**  
to Airport

*Birmingham-Shuttlesworth International Airport*



**23 MILES**  
to Mercedes

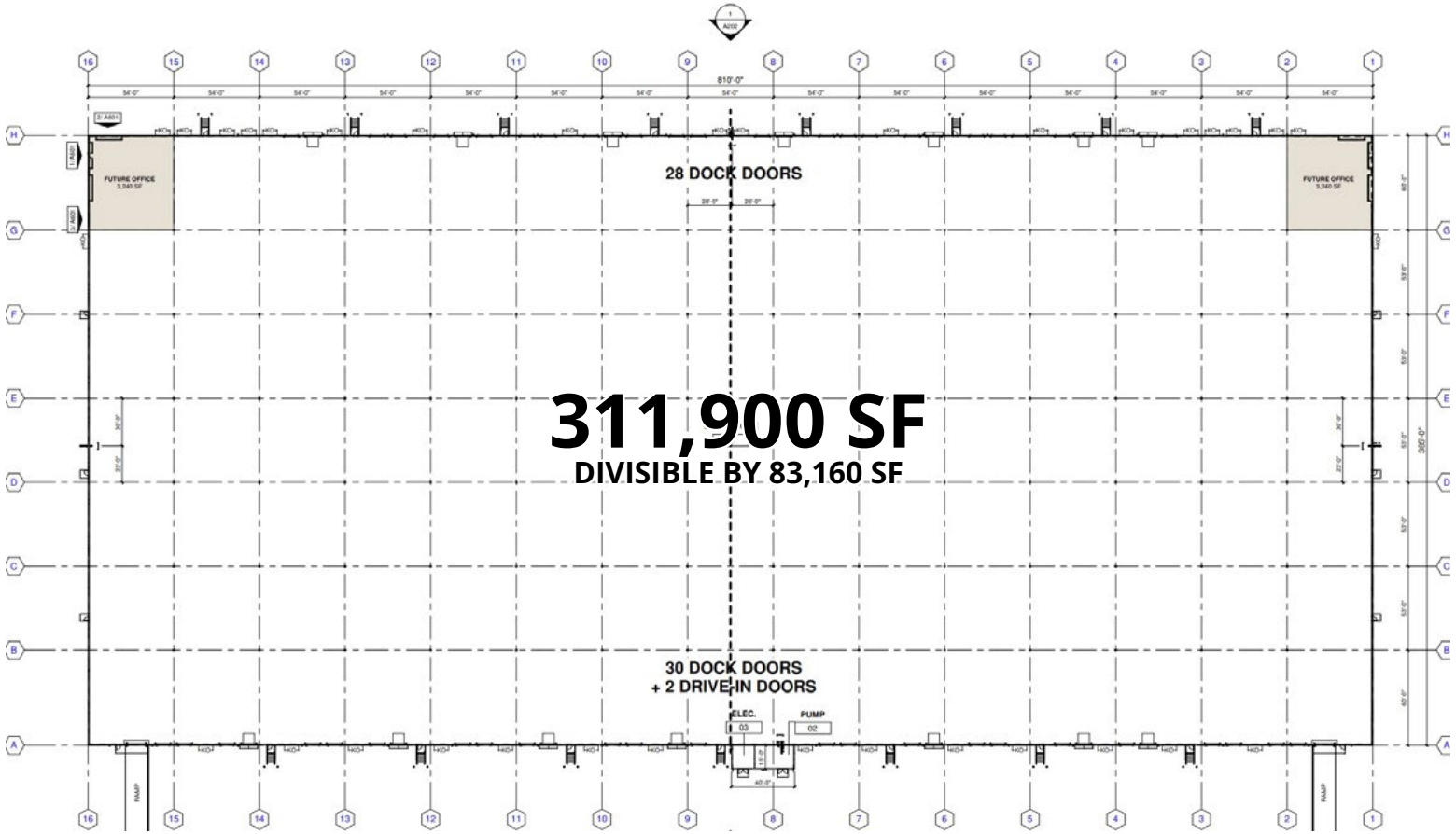
*MBUSI Vance, AL*



**1 MILE**  
to Road

*Alabama Automotive Corridor*





### BUILDING SPECS

<b>Year Built</b>	2023
<b>Construction Type</b>	Concrete tilt-up
<b>Clear Height</b>	36'
<b>Column Spacing</b>	53'x54'
<b>Sprinkler Type</b>	K-22 ESFR
<b>Roofing</b>	TPO; white, 60mm
<b>Insulation</b>	R-15 Insulation
<b>Electrical</b>	3000 Amp; 480V
<b>Floor</b>	7" Concrete



**DID YOU KNOW?**  
MORE THAN 1 MILLION VEHICLES ARE  
MANUFACTURED IN ALABAMA EVERY YEAR!



### LOADING SPECS

- 58 Dock high doors
- 2 Drive-in doors
- Dual truck courts
- Dual speed bays



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