

RAIL SERVED DISTRIBUTION CENTER

1532 MIDFIELD INDUSTRIAL BOULEVARD

GrahamCompany.com



FOR SALE or LEASE | Birmingham (Midfield), AL 35221

FOR SALE / LEASE

Rail Served Distribution Center

1532 Midfield Industrial Blvd.
Birmingham (Midfield), AL 35221

BUILDING SIZE 307,200 SF

SITE SIZE 45.6 Acres

ZONING: I-2, Heavy Industrial, City of Midfield

LEASE RATE: \$7.25 PER SF/NNN
CALL FOR SALE PRICE

PROPERTY DETAILS

- Class "A" bulk distribution center in Midfield Industrial Park with significant expansion or outside storage capabilities
- $\pm 3,000$ SF Office area
- Concrete tilt-up construction built in 2005
- (17) Dock high doors, (1) with awning
- (1) Drive-in door and (1) drive-in rail door
- Wet sprinkler & (8) HVLS fans in warehouse
- 27' - 30' Clear height
- 11" Thick slab
- 3000 AMP electrical service
- Norfolk Southern interior rail spur, $\pm 960'$ long
- Norfolk Southern exterior rail spur, $\pm 840'$ long
- CSX active rail adjacent and accessible to site
- +2.5 Miles from I-59/20, Exit 123



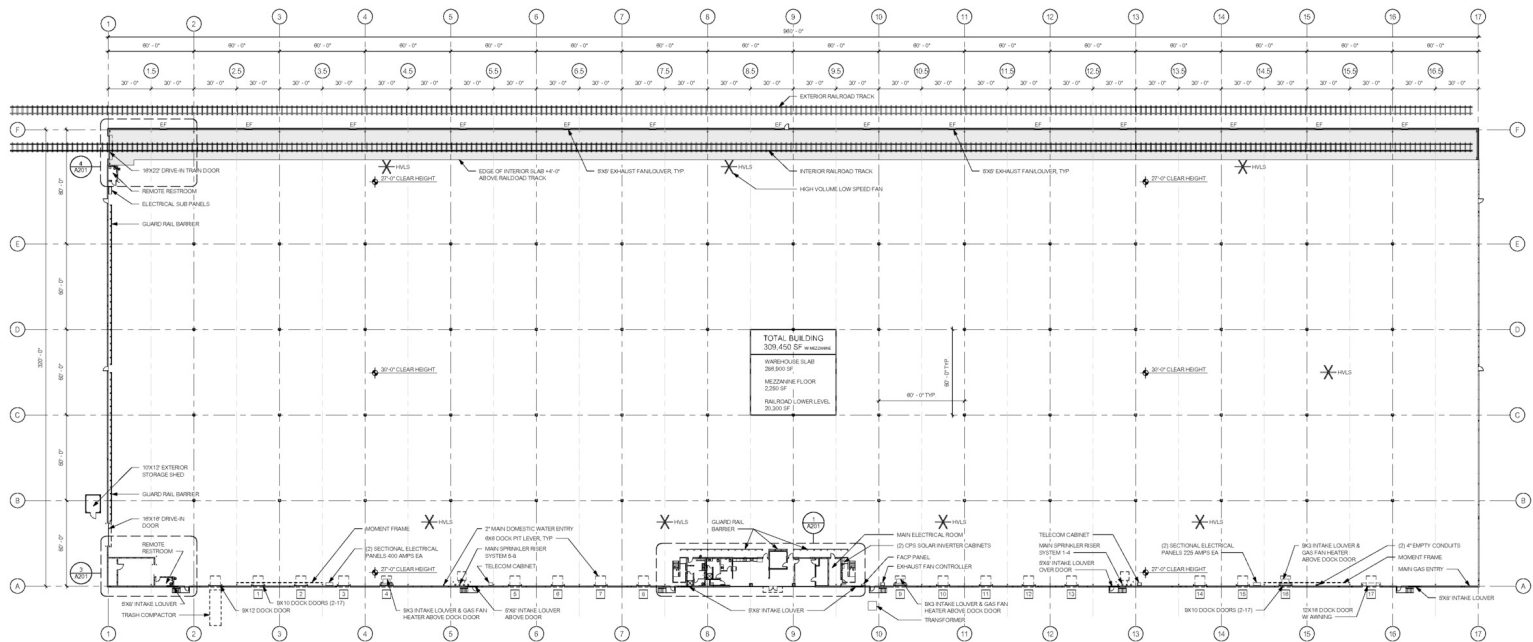
Information deemed reliable; not guaranteed.

JOHN COLEMAN, SIOR
johnc@grahamcompany.com
205.380.1075

JACK BROWN, SIOR
jackb@grahamcompany.com
205.380.1070

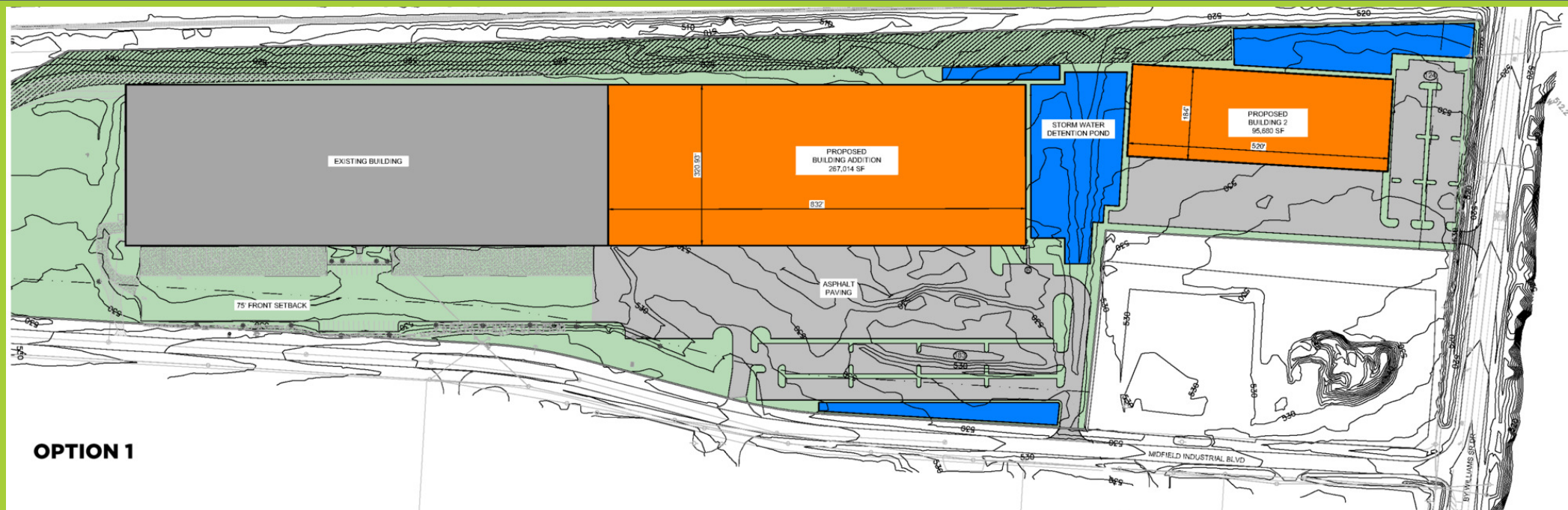
205.871.7100
GrahamCompany.com

1532 MIDFIELD INDUSTRIAL BLVD. | FOR SALE OR LEASE



CONCEPTUAL EXPANSION PLANS ON ADDITIONAL ACREAGE

OPTION 1



OPTION 2

