

Introducing

THE FACTORY AT GOLDEN FLAKE



IRONVEST
PARTNERS

THE
FACTORY
AT
GOLDEN
FLAKE

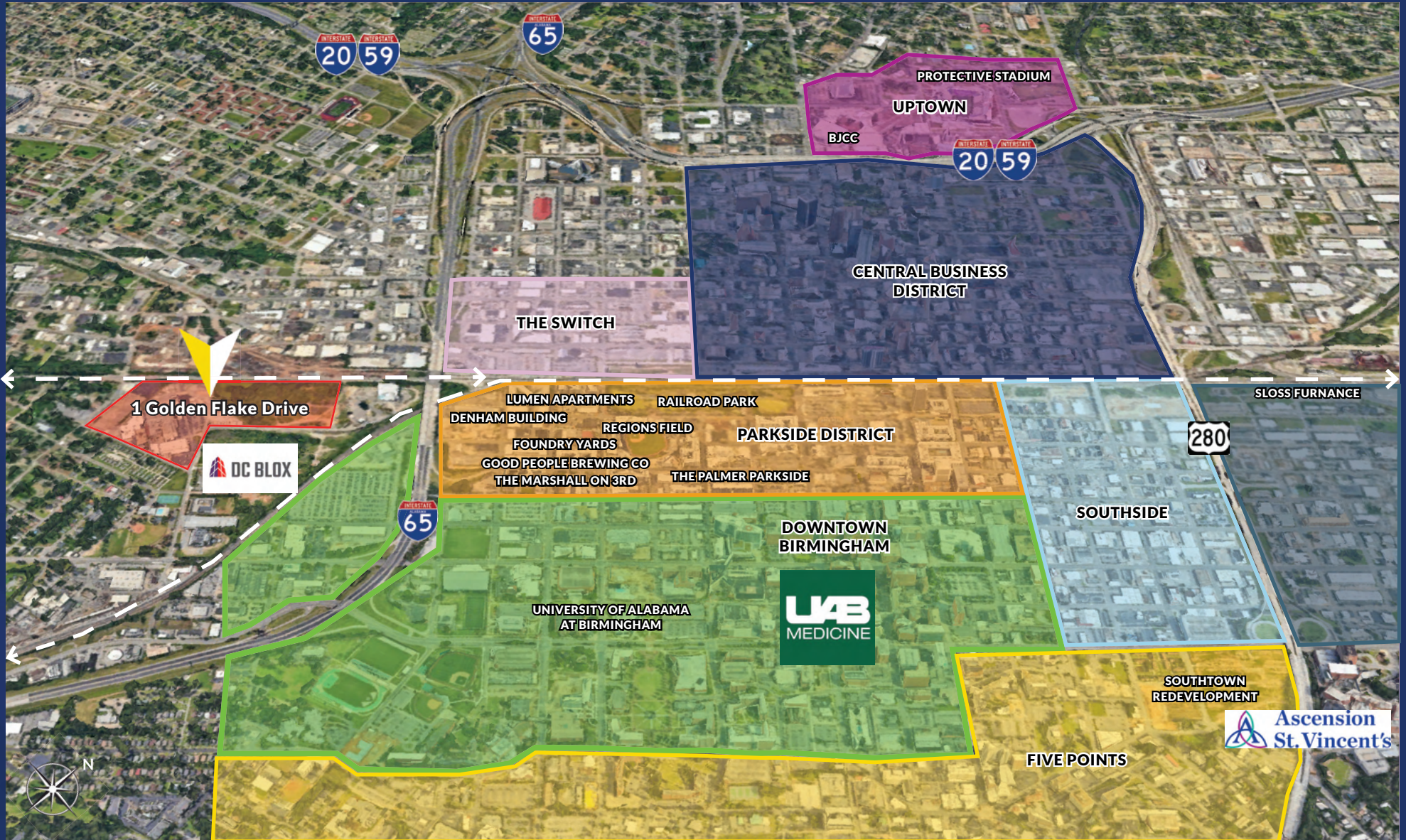


145,310 ± SF | 31 ± ACRES

MIXED-USE WAREHOUSE/RETAIL FOR SALE & LEASE

1 GOLDEN FLAKE DRIVE, BIRMINGHAM, AL 35205

The Magic City - Birmingham





EVERYTHING FOR YOUR HOME - FROM BUILDING MATERIALS TO HOME DÉCOR.

Southeastern Salvage is a store where you can buy almost anything, from cabinetry, butcher block countertops, flooring, and doors, to leather furniture, rugs, lamps, mirrors, and so much more. Their buyers travel the world so you don't have to, looking for those "must have" products, and of course great deals to pass on to you. You can shop the world with one stop and find unique one-of-a-kind items, handmade by local artisans from around the world.



**SOUTHEASTERN
SALVAGE**
Home Emporium

will be occupying 135,000 SF of retail in

**THE
FACTORY
AT
GOLDEN
FLAKE**

. Their Corporate office, warehouse, and flagship store are located in Chattanooga, Tennessee. They have been doing business since 1980 and have grown to eleven stores in six states. Its newest store in Greenville, South Carolina opened in December 2020. The Irondale/Birmingham store has been open 20 years this year.

LOCATIONS

Birmingham, Alabama
Chattanooga, Tennessee
Chesapeake, Virginia

Cincinnati, Ohio
Columbia, South Carolina
Greenville, South Carolina

Huntsville, Alabama
Knoxville, Tennessee
Mobile, Alabama

Nashville, Tennessee
Shreveport, Louisiana

Property Overview



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. The company employed over 1,000 people. In 2016, Utz Quality Foods of Hanover acquired Golden Enterprises.



SPECIFICATIONS

SPACES	SIZE	PRICE	LEASE RATE
BLDG 1	55,765 SF	\$2.8M	\$5.25 NNN
BLDG 2	76,000 SF	\$3.5M	\$4.75 NNN
BLDG 3	9,175 SF	\$2.7M	\$13,500/month NNN
BLDG 4	1,700 SF	\$2.7M	\$13,500/month NNN
LAND	15.7 AC	\$6.2M	Call for Pricing
SOUTHEASTERN SALVAGE			



BUILDING ONE



OVERVIEW (55,765 SF)

- Brick & Masonry - M1 Zoning
- Building One Sprinkled Throughtout
- 80% of Building One has 12'6" Clear Heights (44,684 SF)
- 20% of Building One has 23' Clear Heights (11,081 SF)
- 5 Dock Highs
- 2 Drive-in Doors
- 2 Box Truck Loading Doors
- Yard Space - 0.75 Acres

LEASE RATE: \$5.25 NNN

PURCHASE PRICE
\$2,800,000

BUILDING TWO



OVERVIEW (76,000 SF)

- Brick & Masonry - M1 Zoning
- Building Is Not Sprinkled
- 21' Clear Heights
- 1 Dock High with the option of adding 2 more dock highs
- Ownership is willing to add existing dock high doors in the adjacent space for loading to this building if necessary
- 24,000 SF is climate controlled

LEASE RATE: \$4.75 NNN

PURCHASE PRICE
\$3,500,000

BUILDINGS THREE & FOUR



OVERVIEW

BUILDING THREE (9,175 SF)

- Truck Storage
- Metal Building - M2 Zoning
- 6 Drive-in Bays
- Sits on 6 ± Acres

BUILDING FOUR (1,700 SF)

- Truck/Trailer Shop
- Water Treatment Facility
- Fuel Station with two 12,000 gallon fuel tanks
- Complete Tractor/Trailer Truck Wash Facility

**BUILDINGS and 6 ± ACRE YARD:
\$13,500/month NNN**

**PURCHASE PRICE
\$2,700,000**

LAND PARCEL



OVERVIEW

- 15.7 Acres Available
- M2 Zoning

LEASE RATE: Call For Pricing

PURCHASE PRICE
\$6,200,000

Site Renderings



SCHEMATIC
DESIGN
PRELIMINARY
NOT FOR
CONSTRUCTION



THE FACTORY AT GOLDEN FLAKE
1 Golden Flake Dr., Birmingham, AL 35205

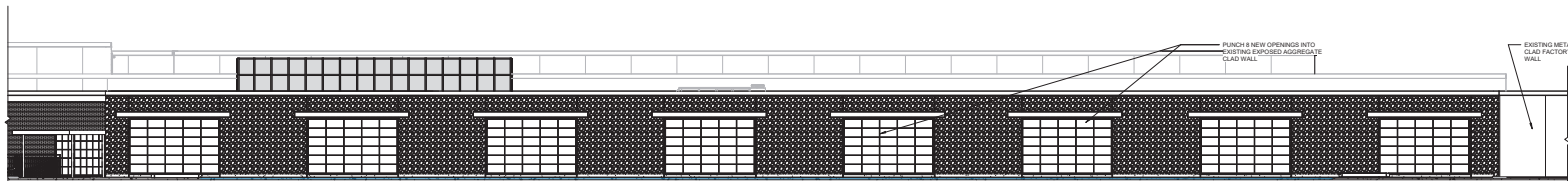
JOB NUMBER:
24027

DATE:
03/15/24

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A101



PUNCH & NEW OPENINGS INTO EXISTING EXPOSED AGGREGATE CLAD WALL

EXISTING METAL CLAD FACTORY WALL

C

RELOCATED TOWER FOR SIGNAGE OPPORTUNITY OR LOOK AT GETTING A DIFFERENT TOWER / BILLBOARD OF INTEREST

CEDAR CLAD OPEN TO COVERED AREA BEHIND

SOUTHEASTERN SALVAGE

FLAGGED AS NEW ENTRANCES TO SQUARE / SQUARE ENTRANCE / SQUARE FLOOR IS NOT LINES / ELEVATED AT THESE LOCATIONS

ADA RAMP / COVERED ENTRY

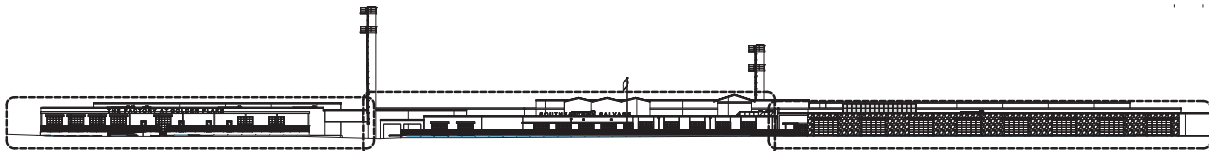
LOW GARDEN AREA BEHIND 48" GUARD RAIL

LOW GARDEN AREA BEHIND 48" GUARD RAIL

B



A



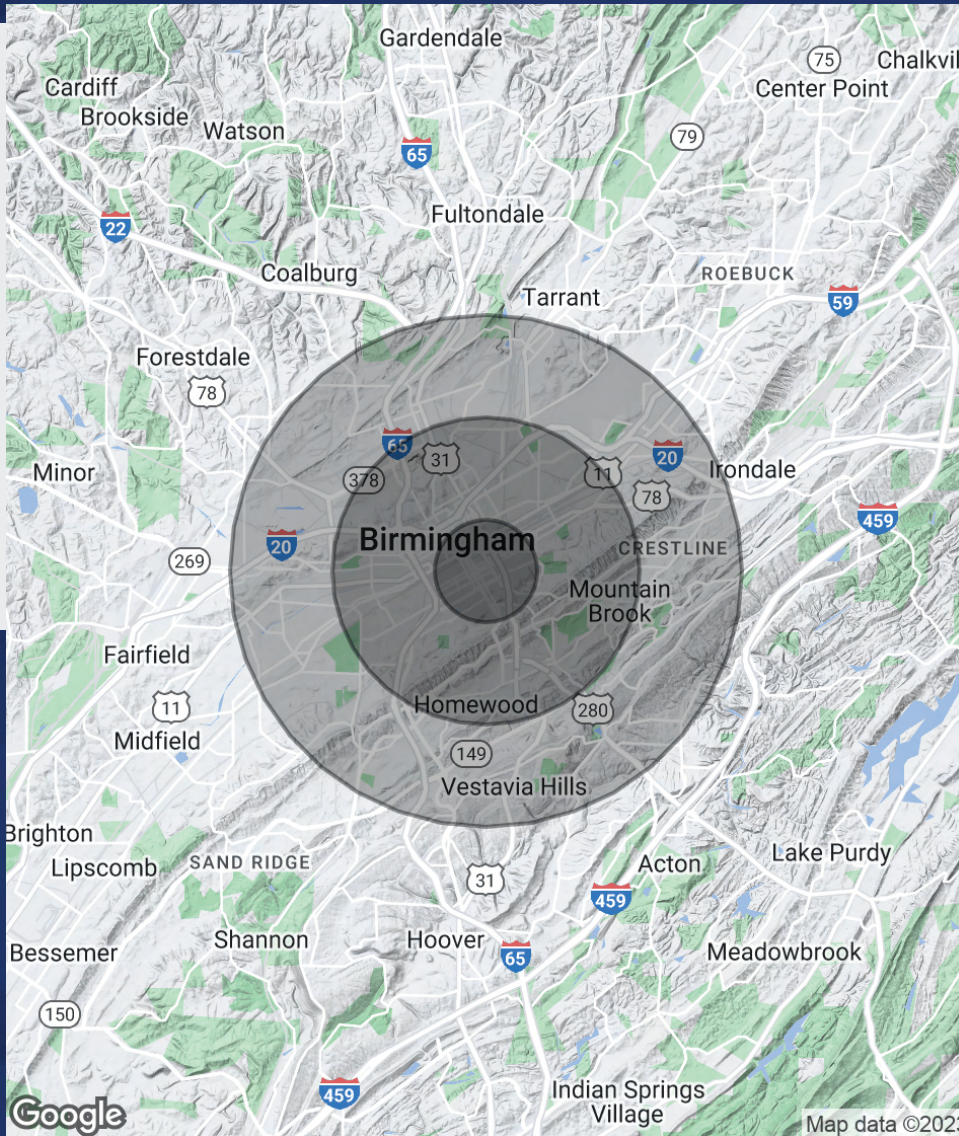
A

B

C

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Location



AREA OVERVIEW

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 Central Business District
- 5 Miles to Mountain Brook, AL
- 4.5 Miles to Homewood, AL
- 8 Miles to BHM-Shuttlesworth Airport

Birmingham, Alabama

AN EMERGING ECONOMIC CAPITAL
& GLOBAL BUSINESS HUB IN THE
SOUTHEAST

#1

BEST LARGE EMPLOYER
IN AMERICA (UAB)
Forbes 2021

#1

MID-SIZED METRO FOR
BUSINESS CLIMATE(UAB)
Business Facilities, 2020

#2

EMERGING TECH
HOT SPOT
MarketWatch, 2019

#2

MEDIAN INCOME
GROWTH (9.4%)
Wall Street Journal, 2021

#2

LOWEST UNEMPLOYMENT
IN THE US (3.1%)
Wall Street Journal, 2021

#5

HEALTHCARE HUBS
Business Facilities, 2021

UAB Employer



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. Health Care in Birmingham includes the largest health care cluster in Alabama.

#1

LARGEST EMPLOYER
IN BIRMINGHAM
The Business Journal, 2021

35K

HOSPITAL & UNIVERSITY
TOTAL JOBS
UAB 2022

\$8.3B

ECONOMIC IMPACT
CITY OF BIRMINGHAM
UAB 2022

73K

EMPLOYMENT IMPACT
CITY OF BIRMINGHAM
UAB 2022

\$371B

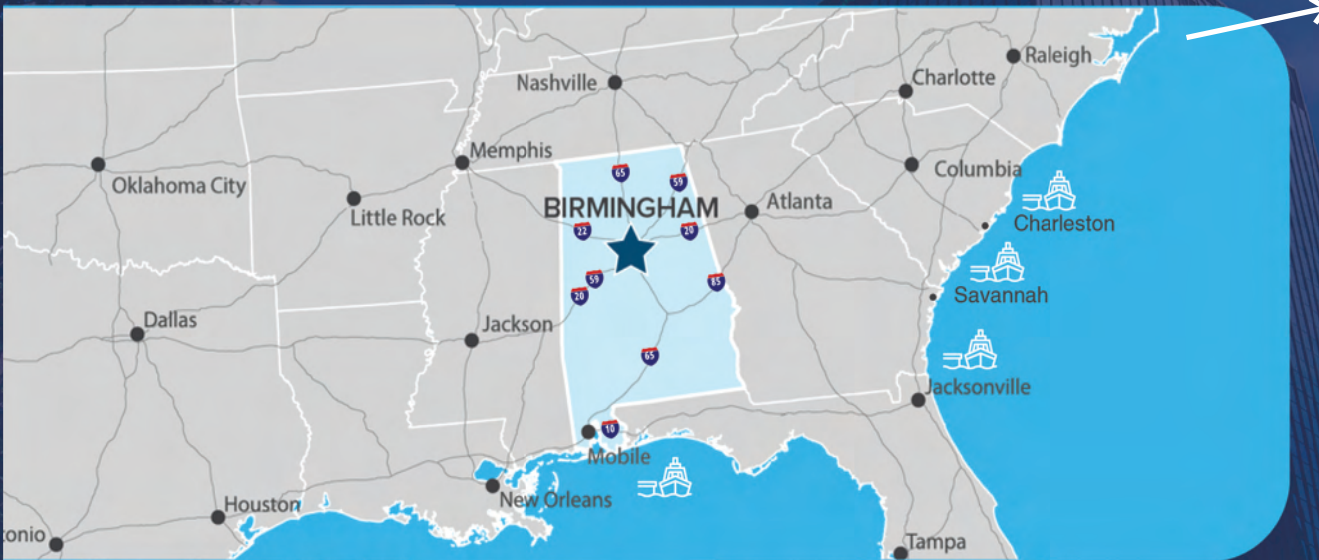
GOVERNMENT REVENUE
IMPACT
Forbes 2021

Greater Birmingham Region



Birmingham has more to offer. The Greater Birmingham Region, strategically poised in the Southeast, serves as a vital distribution and logistics hub. With the advantage of five major Interstates, a cargo-ready airport and three Class 1 railroads, including Norfolk Southern, CSX, and BNSF, it offers an unmatched infrastructure for efficient operations. The region's skilled workforce ensures rapid customer service fulfillment.

Since 2018, Birmingham has witnessed a surge in distribution centers, with major players like Amazon, Carvana, Lowe's and FedEx Ground leading the way. This influx has generated over 2,800+ jobs and injected more than \$670 million into the region's thriving economy.



Things to Know

- Within a one-day truck trip, 38% of the U.S. population can be reached, and a two-day truck trip gives access to 78% of the population.
- There are more than 100 flights daily to and from the Birmingham-Shuttlesworth International Airport.
- The Port of Birmingham has a yearly economic impact of nearly \$130 million.
- Over the past five years, 20+ distribution and logistics companies have announced 2,800+ jobs and over \$670 million in capital investment.

Information sourced from Birmingham Business Alliance



Port of Mobile

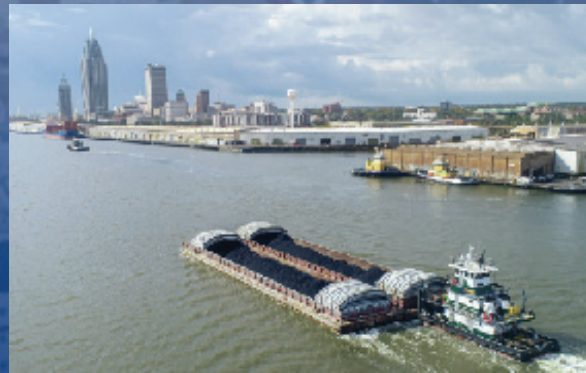


The Port of Mobile's capabilities make it an ideal gateway for all types of cargo, from coal and containers, to forest products and steel, to automobiles and aggregates. With deep water, modern equipment and multimodal connectivity, our port is one of the most efficient, versatile and accessible ports in the nation.



RAILROAD

- Access to five Class 1 railroads
- Access to four Short-Line railroads
- On-dock rail at Main Docks
- Switching services



SHIP

- Harbor deepening & widening by 2025
- 1,600-foot turning basin
- Modern ship-to-shore cranes
- Rail, barge and truck connectivity
- **9th largest port by tonnage in USA**



ROAD

- Accessibility to I-10 and I-65
- Quick speed to market for all cargo
- 45-minute turnaround time in port
- Lack of congestion

For More Information

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PARTNERS

