

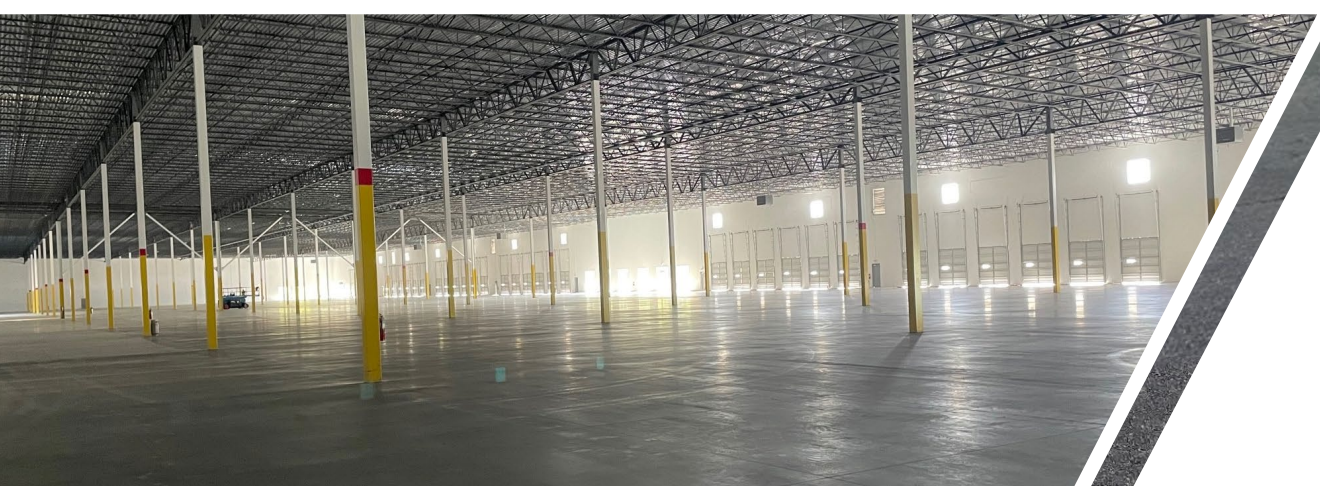


FOR LEASE

CenterState Logistics Park One

225 Daniel Payne Drive
Birmingham, Alabama

51,750 SF TO 173,250 SF AVAILABLE
Class A Warehouse / Distribution Building



For more information, please contact:

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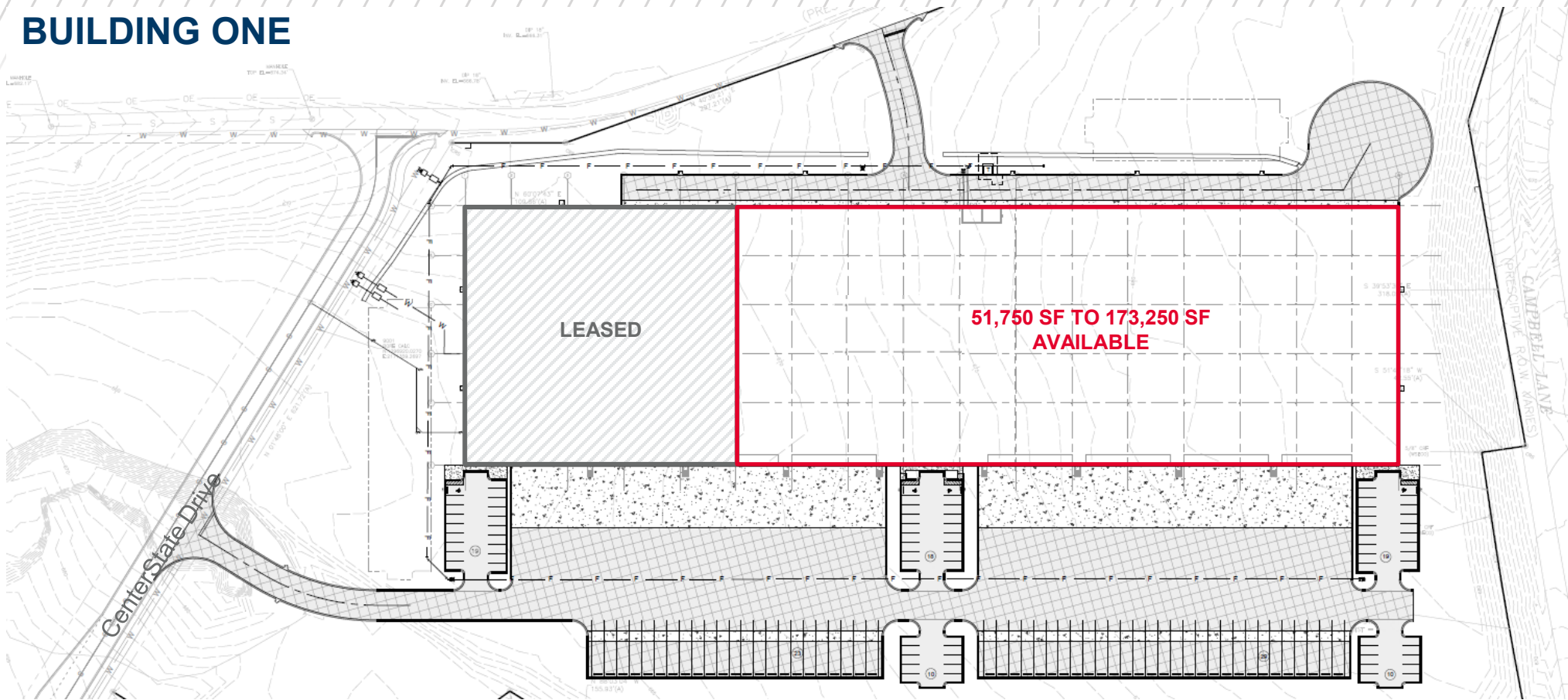
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Scan for Property Video

BUILDING ONE



PROPERTY FEATURES

- Adjacent to I-65
- Concrete tilt-wall construction
- 32' clear height
- ESFR sprinkler system
- Front-loaded; 250' deep building
- 4' dock canopy
- 9' W x 10' H dock-high doors
- 6" concrete floor; 4000 PSI
- TPO membrane roofing
- LED lighting in warehouse
- 54' column spacing
- 60' speed bay
- Columns painted safety yellow to 12' AFF
- Interior walls painted white
- Wall pack exterior lighting
- BTS office area

KEY DISTANCES

40 Miles	40 Miles	100 Miles	103 Miles	150 Miles
Mercedes Benz Manufacturing	Honda Manufacturing	Mazda Toyota Manufacturing	Hyundai Motor Manufacturing	Atlanta, Georgia



LABOR AVAILABILITY

Employment Overview Drive Time of 45 Minutes

WORKFORCE



92%

High School Graduate/GED or Better



39.2

Median Age



20.5%

Employees

Construction, Manufacturing or Transportation/Warehouse

DEMOGRAPHICS



60.7

Diversity Index



1,057,888

Population



78%

18+

Population by Age

BUSINESS



40,617

Total Businesses



3.6%

3.6%

Unemployment Rate



574,524

Total Employees

HOUSEHOLD



\$72,049

Median Household Income



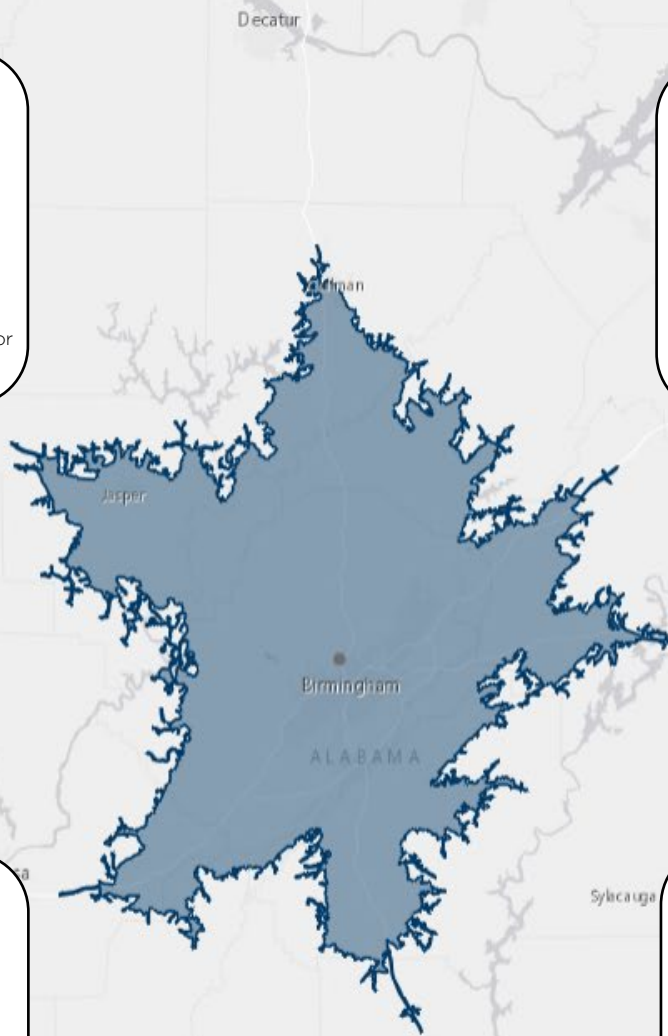
54.9%

Household Income \$35K-\$150K



2.5

Avg Household Size





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