

# 5.09 Acre Industrial Site

Development Opportunity

2100 Daniel Payne Drive  
Birmingham, AL 35214  
[www.cbre.com/birminghamal](http://www.cbre.com/birminghamal)

SUPERIOR LOCATION WITH GREAT ACCESS



5.09 AC Site

## Property Description

This 5.09 acre site is the perfect location for your industrial needs, whether it be an outdoor storage yard, warehouse, distribution center, flex space, truck terminal, or equipment rental facility. Situated in the M-1, Light Manufacturing District, this site is strategically positioned in a rapidly expanding industrial corridor near downtown Birmingham. With excellent access to three major Interstates, transportation and logistics are a breeze. Additionally, Downtown Birmingham is just a short 10-minute drive, spanning only 5.4 miles from this site. Don't miss out on this incredible opportunity to establish your business in a prime location.

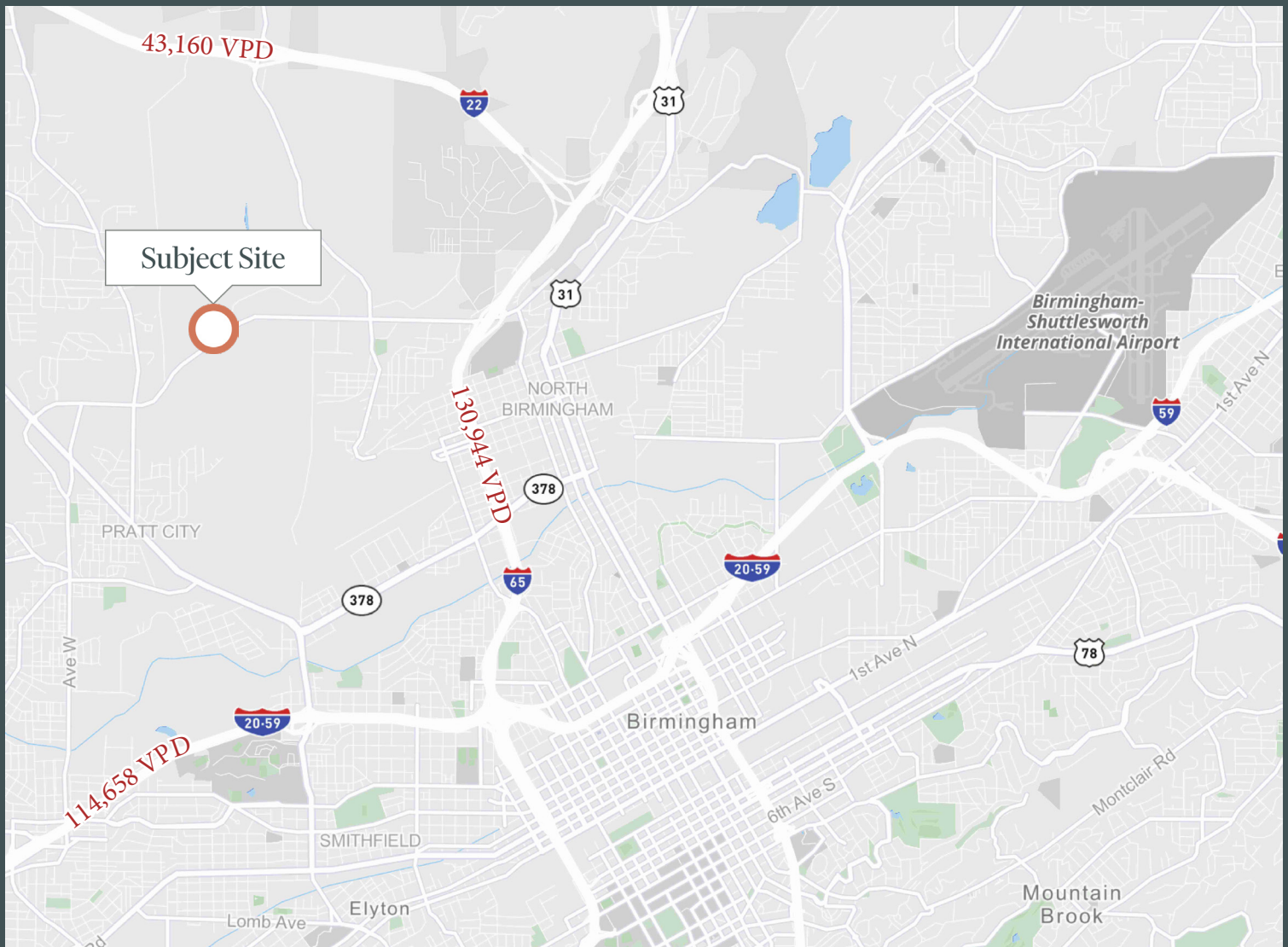
## Contact Us

**Brad O'Brien**  
Associate Broker  
+1 205 383 6225  
[brad.obrien@cbre.com](mailto:brad.obrien@cbre.com)

# Prime Location

## Location Highlights

- + Conveniently located in growing industrial corridor
- + 1.7 Miles to Interstate 65
- + 2.9 Miles to Interstate 22
- + 3.9 Miles to Interstate 20/59
- + 5.7 Miles to Downtown Birmingham
- + 10.2 Miles to Birmingham-Shuttlesworth International Airport
- + Close proximity to several large auto manufacturing facilities in the Southeast



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.