

THE CUBES at Lakeshore

+206,550 - 794,000 SF | New Construction

Rodeo Court, Birmingham, AL

A development by:

CRG

INTEGRATED
REAL ESTATE
SOLUTIONS



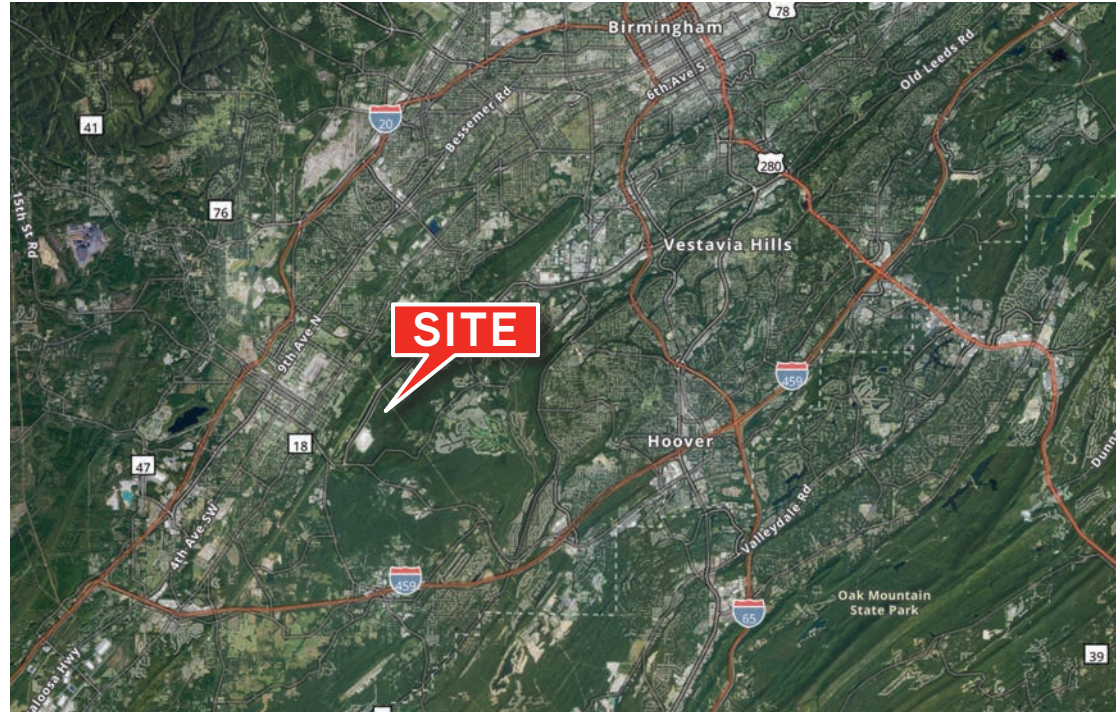
Colliers

Accelerating Success

Development Overview

THE CUBES at Lakeshore is the only fully entitled site inside the I-459 corridor capable of accommodating larger than 500,000 SF.

Colliers has been retained on an exclusive basis to market The Cubes at Lakeshore (The "Property"), an industrial real estate development being developed on a 70 acre site at Rodeo Court and Lakeshore Parkway in Birmingham, Alabama. The Property, located within the Birmingham MSA, is capable of up to around 800,000 SF of distribution or manufacturing space. Site highlights include excellent access, existing road and utilities to the site, and generally flat topography. The location provides short commute times to affordable housing with good school systems. The Lakeshore corridor is a growing area which has recently added apartments, retail, and single family home development. Also, many large facilities have been completed for Lowe's, FedEx, Carvana among others. The site is poised to attract both manufacturers and distribution users.



Building Facts

Address	Rodeo Court, Birmingham, AL
Building Size	±206,550 - 794,000 SF
Site Area	70 Acres
Clear Height	32' - 40' clear
Building Type	Concrete Tilt
Trailer Parking	200+ spaces
Building Depth	500' (cross dock) ; 270' (rear load)
Delivery Date	Typical - 12 months from lease signing

Development Highlights

- Fully entitled property in development phase allowing for tenant preferences
- Direct access to Lakeshore Parkway via Rodeo Court
- Adjacent to FedEx and Dollar General Distribution Centers

4

miles to
CSX Central Alabama
Intermodal
Container Transfer Facility

10

miles to
NS Birmingham
Regional
Intermodal Facility

260

miles to
Port of Mobile



GENERAL SPECIFICATIONS

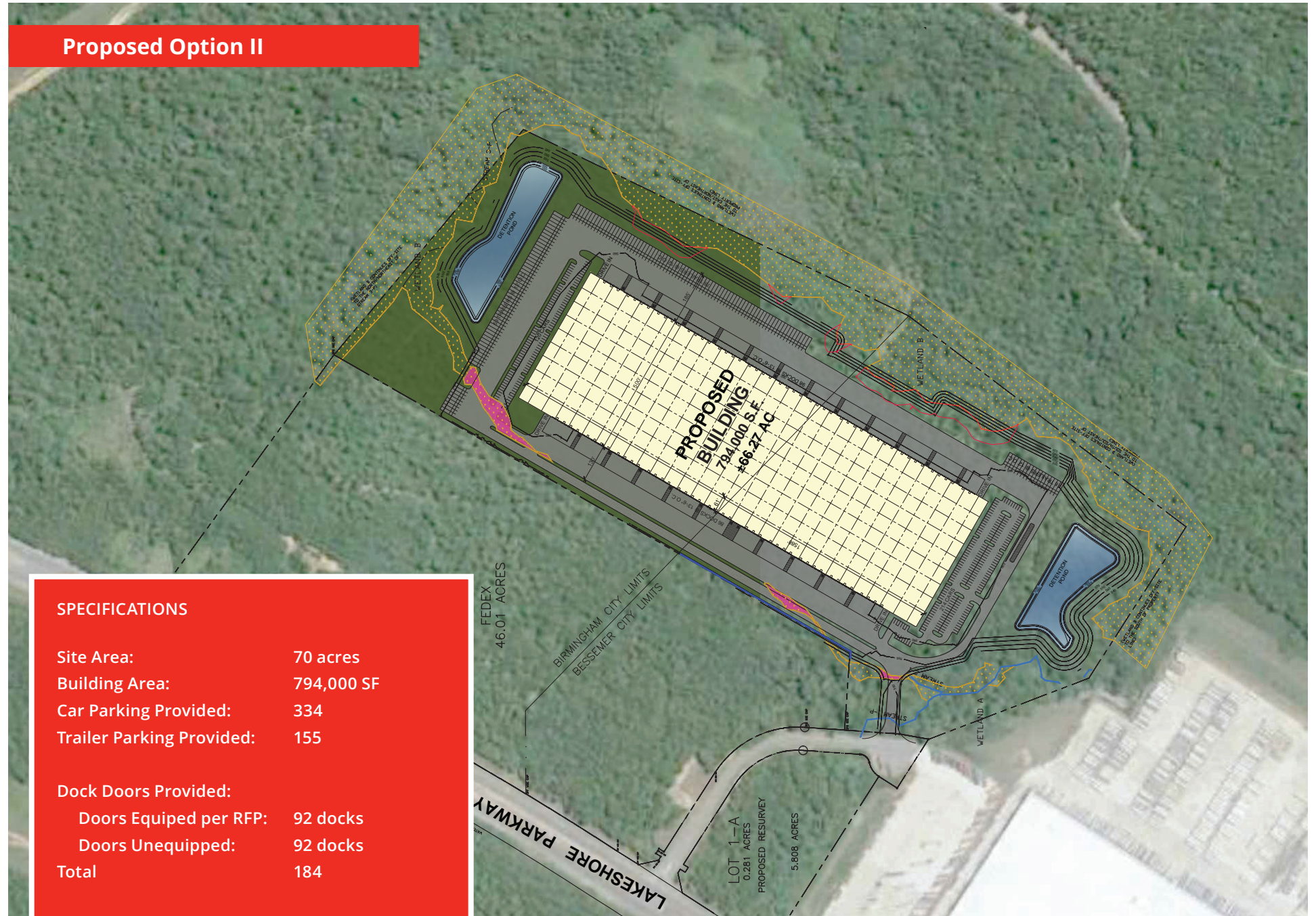
Space Available	206,550 - 794,000
Acres	70
Clear Height	32' - 40'
Bay Spacing	27,000 SF bays (Cross-Dock)
Building Depth	500' for Cross-Dock; 270' for single-load
Auto Parking	Range of 4 - 10 / 10,000 SF, depending on site plan
Building Columns	54' x 54' typical with 61' speed bays
Sprinklers	ESFR
Slab	6" unreinforced, 4,000 PSI concrete
Roof	45-mil TPO single-ply membrane system
Dock Doors	9' x 10' dock-high doors
Drive-In Doors	10' x 10' drive-in doors
Exterior Walls	Tilt-up concrete panels
Utilities	All utilities adjacent to site, including sewer.



SPECIFICATIONS

Site Area:	70 acres
Building Area:	508,500 SF expandable to 794,000 SF
Car Parking Provided:	214 expandable by 120
Trailer Parking Provided:	42 expandable by 169
Dock Doors Provided:	
Doors Equipped per RFP:	58 docks
Doors Unequipped:	58 docks
Total	116
Drive-in Doors Provided:	2 drive-ins

Proposed Option II



SPECIFICATIONS

Site Area:	70 acres
Building Area:	794,000 SF
Car Parking Provided:	334
Trailer Parking Provided:	155
Dock Doors Provided:	
Doors Equipped per RFP:	92 docks
Doors Unequipped:	92 docks
Total	184
Drive-in Doors Provided:	4 drive-ins



Proposed Option III

SPECIFICATIONS	Building A
Site Area:	43 acres
Building Area:	508,500 SF
Car Parking Provided:	218 expandable by 114
Trailer Parking Provided:	150
Dock Doors Provided:	
Doors Equiped per RFP:	56 docks
Doors Unequipped:	56 docks
Total	112
Drive-in Doors Provided:	4 drive-ins

SPECIFICATIONS	Building B
Site Area:	23 acres
Building Area:	206,550 SF
Car Parking Provided:	147
Trailer Parking Provided:	64
Dock Doors Provided:	
Doors Equiped per RFP:	23 docks
Doors Unequipped:	22 docks
Total	45
Drive-in Doors Provided:	2 drive-ins



Proposed Option IV

SPECIFICATIONS	Building A
Site Area:	38 acres
Building Area:	454,500 SF
Car Parking Provided:	328
Trailer Parking Provided:	34
Dock Doors Provided:	
Doors Equiped per RFP:	49 docks
Doors Unequipped:	49 docks
Total	98
Drive-in Doors Provided:	4 drive-ins

SPECIFICATIONS	Building B
Site Area:	27 acres
Building Area:	279,000 SF
Car Parking Provided:	114 expandable by 37
Trailer Parking Provided:	63
Dock Doors Provided:	
Doors Equiped per RFP:	26 docks
Doors Unequipped:	25 docks
Total	51
Drive-in Doors Provided:	4 drive-ins



Aerial

FedEx

SITE

Lakeshore Parkway

Rodeo Court

DOLLAR GENERAL

150





THE CUBES at Lakeshore

206,550 - 794,000 | Fully Entitled Development

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Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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