

JEFF MET INDUSTRIAL PARK

6701 JEFFERSON METRO PARKWAY
MCCALLA, AL 35111



OFFICE/FLEX/RETAIL SPACE AVAILABLE

FOR LEASE

CBRE

PROPERTY OVERVIEW

Jeff Met Industrial Park is primed for success and offers a multitude of solutions for office, flex, & retail space. Located off I-20/I-59 at Exit 104 in McCalla, AL, this ground-up development provides not only ease of access and connectivity, but also to a deep and growing labor pool. Maximizing your reach and allowing you to unlock your potential.



Total SF
490,960 SF



Flex Office Warehouse
17,750 – 62,000 SF



Retail
4,115 SF to 16,400 SF



Medical Office Building
10,200 SF



Hotel
150 Rooms – 65,000 SF



Ample Parking
& Green Space



Located less than 1 mile
from I-20/59 & less than
2 miles from I-459



Excellent Interstate Access
& Proximity to Birmingham
and Tuscaloosa

- Tilt Up Construction
- Build to Suit Office Spaces
- Rear Drive-In Loading Doors
- 22' Ceilings in Flex Buildings
- Glass Entrance Facade

SITE PLAN

SITE INFORMATION

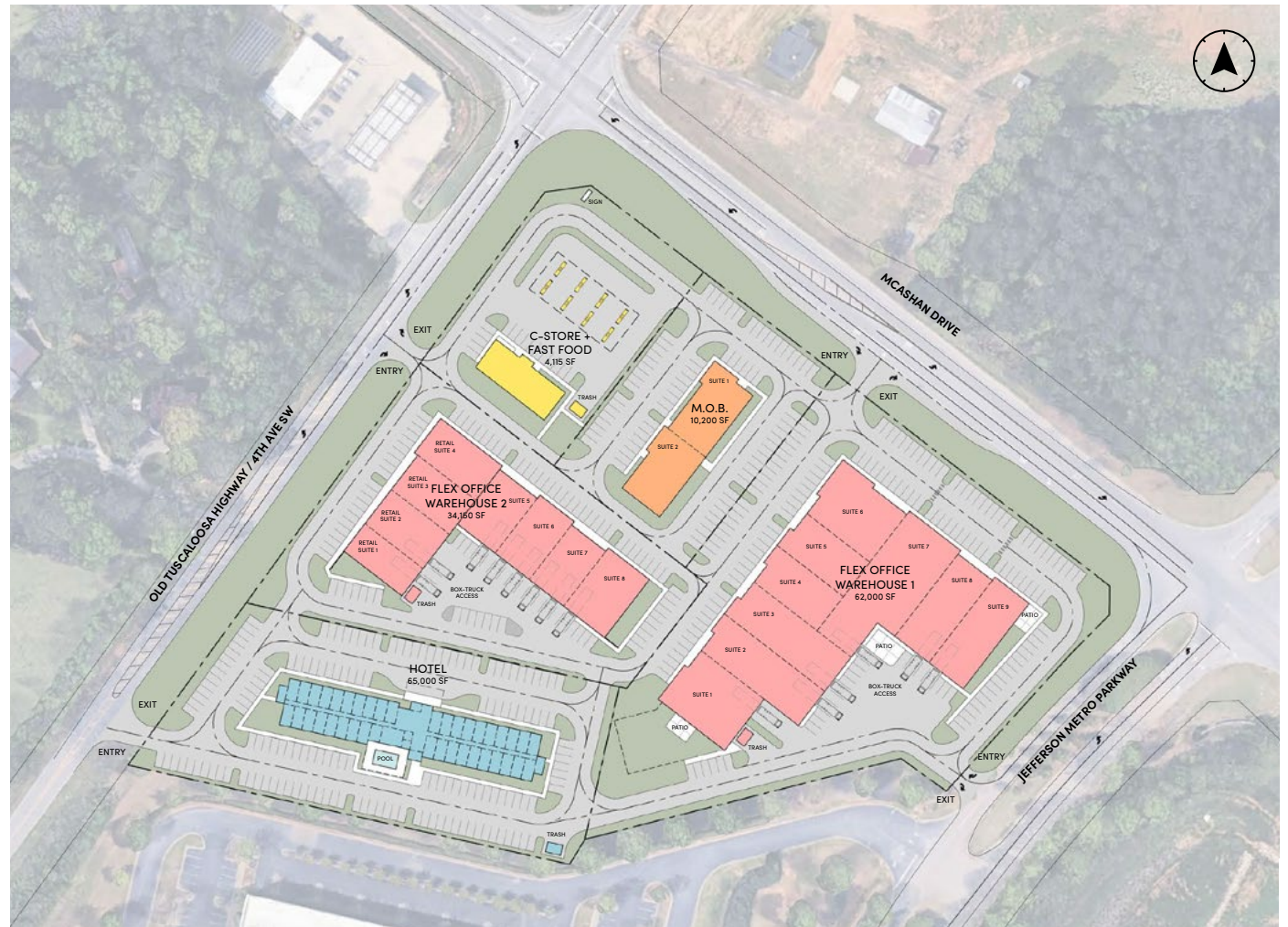
Total Site Area	490,960 SF	11.27 Acres
Total Greenspace	79,956 SF	1.83 Acres / 16.2%
C-Store + Fast Food	1.28 Acres	
Building	4,115 SF	
Parking Provided	16	
Parking Required (Retail)	16 (1 Per 250 SF)	
Open Greenspace	24%	
Medical Office Building	1.25 Acres	
Building	10,200 SF	
Parking Provided	78	
Parking Required (Business)	41 (4 Per 1,000 SF)	
Open Greenspace	18%	
Flex Office Warehouse 1	3.99 Acres	
Building	62,000 SF	
Parking Provided	155	
Parking Required (Office)	155 (1 Per 400 SF)	
Suites	9	
Open Greenspace	15.2%	
Flex Office Warehouse 2	2.36 Acres	
Building	34,150 SF	
Retail	16,400 SF	
Office	17,750 SF	
Parking Provided	100	
Parking Required (Retail)	66 (1 Per 250 SF)	
Parking Required (Office)	44 (1 Per 400 SF)	
Suites	8	
Open Greenspace	10.3%	
Hotel - 150 Rooms	2.38 Acres	
Floor 1 (36 Rooms)	16,500 SF	
Floor 2 (38 Rooms)	16,166 SF	
Floor 3 (38 Rooms)	16,166 SF	
Floor 4 (38 Rooms)	16,166 SF	
Total Building	65,000 SF	
Parking Provided	157	
Parking Required (Hotel)	150 (1 Per Room)	
Open Greenspace	18.8%	

BUILDING SQUARE FOOTAGE

C-Store	4,115 SF
Medical Office Building	10,200 SF
Flex Office Warehouse 1	62,000 SF
Flex Office Warehouse 2	34,150 SF
150-Room Hotel	65,000 SF
Total SF	175,465 SF

TOTAL SITE PARKING

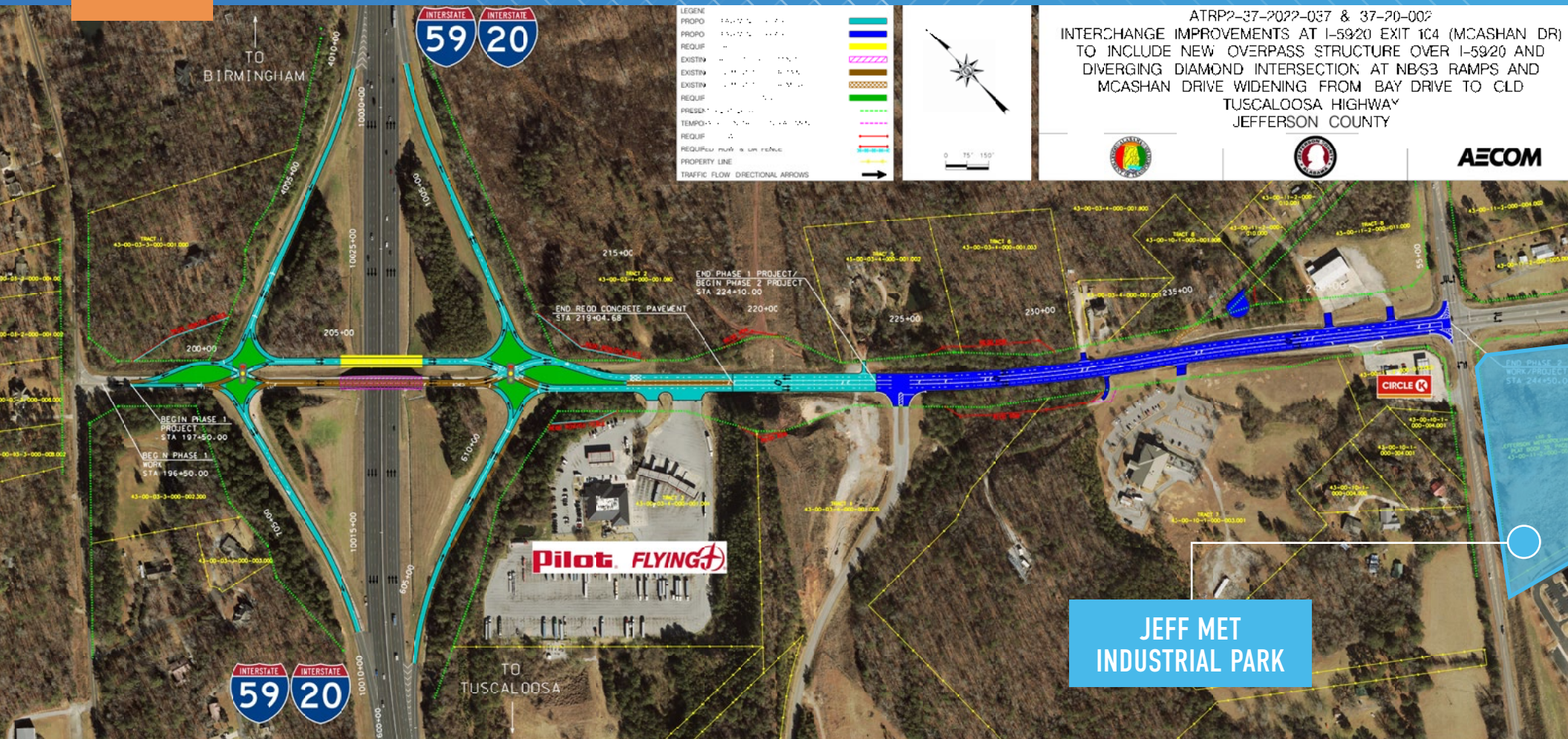
C-Store + Fast Food	16 Spaces
Medical Office Building	78 Spaces
Flex Office Warehouse 1	155 Spaces
Flex Office Warehouse 2	100 Spaces
Hotel	157 Spaces
Total Parking	506 Spaces



LOCATION



INTERCHANGE IMPROVEMENT & ROAD WIDENING



ATRP-37-2022-037 & 37-20-002
 INTERCHANGE IMPROVEMENTS AT I-59/20 EXIT 104 (MCASHAN DR)
 TO INCLUDE NEW OVERPASS STRUCTURE OVER I-59/20 AND
 DIVERGING DIAMOND INTERSECTION AT NB/33 RAMPS AND
 MCASHAN DRIVE WIDENING FROM BAY DRIVE TO CLD
 TUSCALOOSA HIGHWAY
 JEFFERSON COUNTY



JEFF MET
 INDUSTRIAL PARK

DEMOGRAPHICS



	5 MILES	10 MILES	15 MILES
2024 Population	22,787	101,227	303,939
Five Year Projection	22,947	101,802	306,300
Daytime Population	21,814	83,189	277,660
Average Household Income	\$104,663	\$97,146	\$100,588
Housing Units	8,949	37,339	114,265
Businesses	626	2,416	10,192

SURROUNDING AREA



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