

Available for Lease

248,822 SF Cold Storage & Distribution Space

📍 400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisheart

turner.wisheart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692

Property Specifications

📍 400 Industrial Drive, Birmingham, AL



Available 248,822 SF

Total Building SF: 486,353

Available SF: 248,822

Clear Height: 34'

Dock Doors: 49 DH; 1 DI

Employee Parking: 244+

Truck Parking: Multiple areas and expansion capability

Year Built: 1988; Reno 1995; Reno 2021

Underfloor Heating: Glycol Underfloor Heat in Freezer Areas

Refrigerant: Ammonia; 30k lbs

Sprinklers: Dry, pre-action, low air dry, and quell

Roof: TPO and PVC

Site Acreage: 49.01

Building Coverage: 22.78%

Use: Cooler & Freezer Storage & Distribution

Zoning: I-3 Industrial

Rail Access: Inactive CSX spur

Electric Provider: Alabama Power; 2000 amp, 3phase, 277/480 v

Gas Provider: Alagasco

Water Provider: Birmingham Water Works

Renovations & Upgrades Office renovation, exterior paint, site work, and refrigeration, dock-door, and FLS upgrades



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com
Dir +1 678 612 9958

Turner Wisehart

turner.wisehart@onpacepartners.com
Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com
Dir +1 205 552 4343

Joe Azar

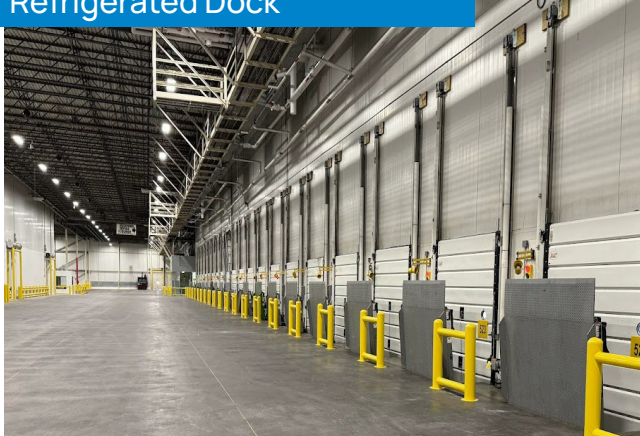
joe.azar@colliers.com
Dir +1 205 949 2692

Building Photos

📍 400 Industrial Drive, Birmingham, AL



Refrigerated Dock



Cold Storage Warehouse



Cold Storage Warehouse



Conference Room



Dock Doors



Exterior Building Aerial



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisehart

turner.wisehart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692

Neighboring Tenant Map

400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisehart

turner.wisehart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692

Building Plan

400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisehart

turner.wisehart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692

Site Plan

📍 400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings
chris.cummings@onpacepartners.com
Dir +1 678 612 9958

Turner Wisehart
turner.wisehart@onpacepartners.com
Dir +1 770 654 4334

Tripp Alexander, SIOR
tripp.alexander@colliers.com
Dir +1 205 552 4343

Joe Azar
joe.azar@colliers.com
Dir +1 205 949 2692

Location Map

📍 400 Industrial Drive, Birmingham, AL



SOUTHEASTERN LOGISTICS HUB

Birmingham offers immediate access to interstates I-65, I-59, I-459, I-20 and I-22 allowing connectivity to all major markets in the Southeast. Ability to reach 38% of the U.S. population within a one day truck trip and 76% of the U.S. population within a two day truck trip.

DISTANCE TO MAJOR ARTERIES & PORTS:

- I-65: 2 miles
- Atlanta, GA: 150 miles
- Nashville, TN: 200 miles
- New Orleans, LA: 340 miles
- Jacksonville, FL: 450 miles
- Dallas, TX: 600 miles



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

Chris Cummings

chris.cummings@onpacepartners.com

Dir +1 678 612 9958

Turner Wisehart

turner.wisehart@onpacepartners.com

Dir +1 770 654 4334

Tripp Alexander, SIOR

tripp.alexander@colliers.com

Dir +1 205 552 4343

Joe Azar

joe.azar@colliers.com

Dir +1 205 949 2692