

Available for Lease

486,353 SF Bulk Cold Storage & Distribution
Facility, Divisible

📍 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



SF: 486,353

Clear Height: 34'

Dock High Doors: 95

Employee Parking: 312+

Truck Parking: TBD

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

Planned 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 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

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 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

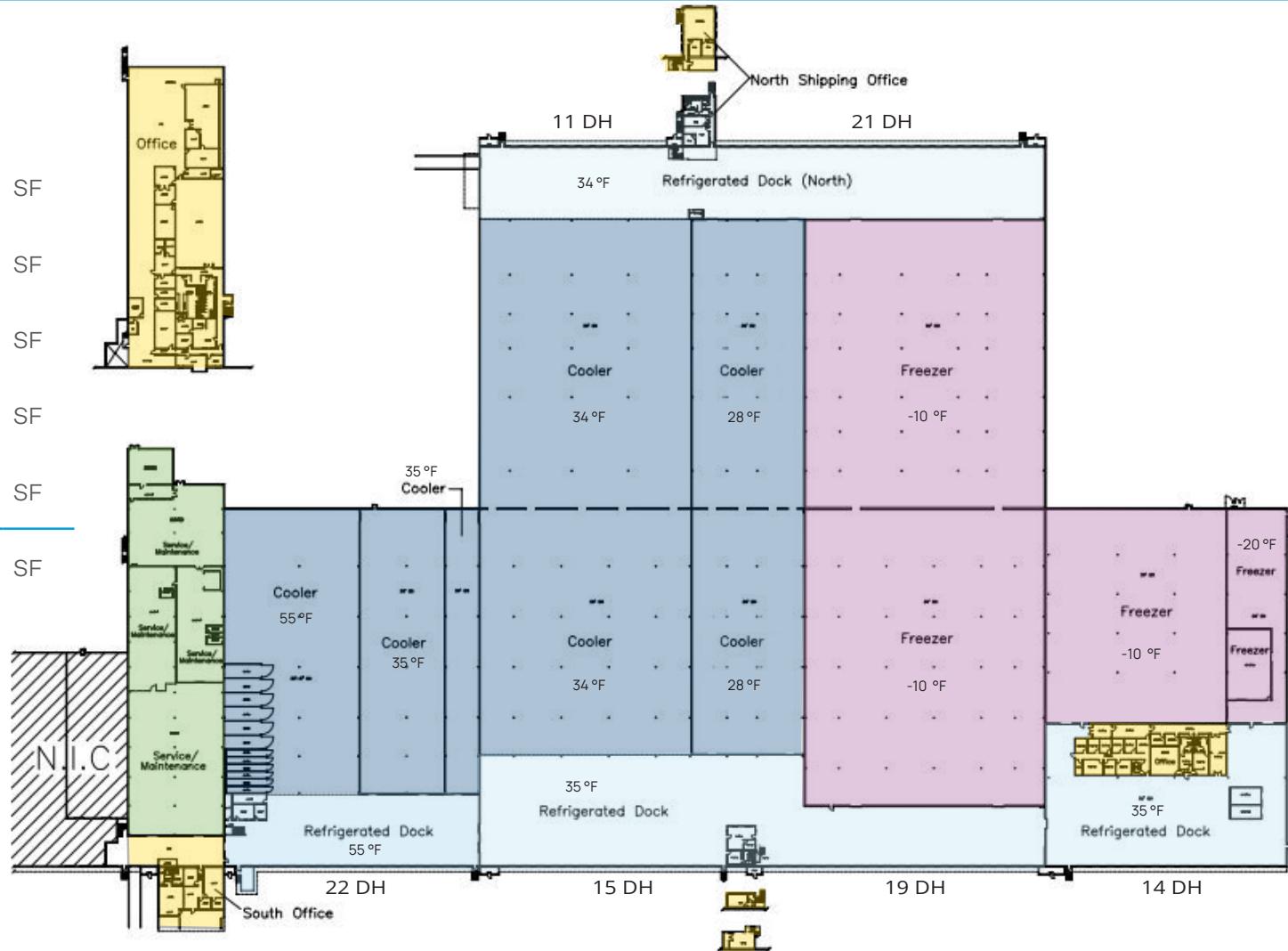
Building Plan

400 Industrial Drive, Birmingham, AL



- Freezer:** 144,108 SF
- Cooler:** 184,322 SF
- Cold Dock:** 103,119 SF
- Office:** 32,477 SF
- Maint/
Misc:** 22,327 SF

- Total:** 486,353 SF



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

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 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

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 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