

Available for Lease

404,675 SF Bulk Cold Storage & Distribution
Facility, Divisible

📍 400 Industrial Drive, Birmingham, AL



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

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Property Specifications

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Available SF: 404,675

Clear Height: 34'

Dock High Doors: 81

Employee Parking: 312+

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



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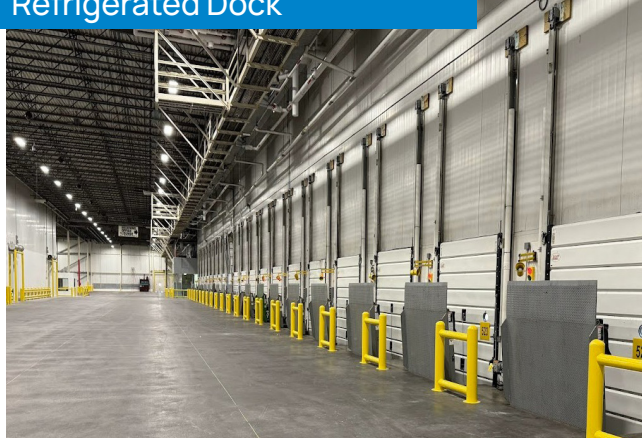
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Building Photos

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Refrigerated Dock



Cold Storage Warehouse



Cold Storage Warehouse



Conference Room



Dock Doors



Exterior Building Aerial



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Neighboring Tenant Map

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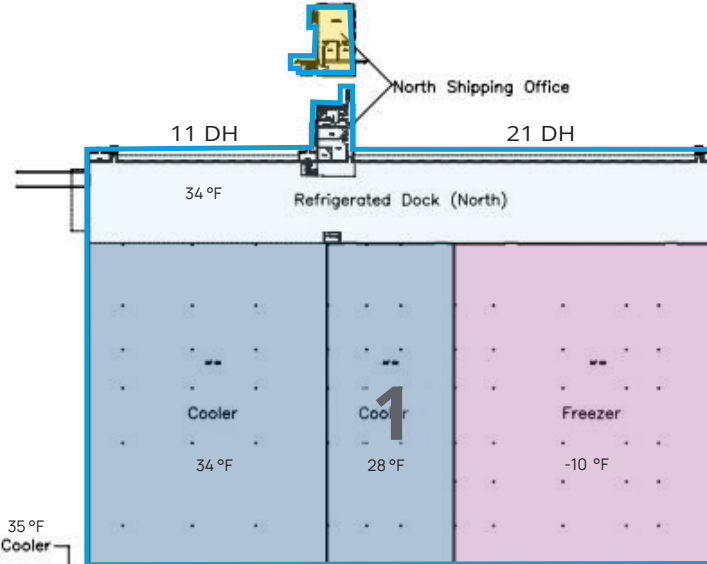
Potential Demising Scenarios

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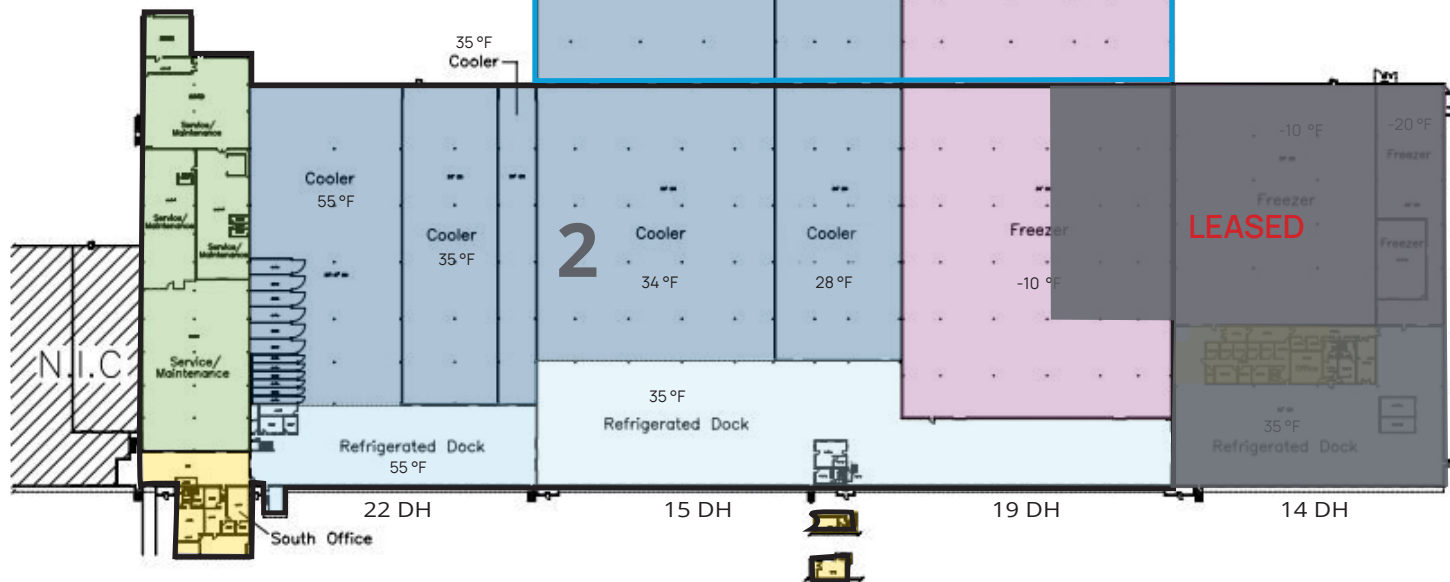
1 155,852 SF

Freezer SF 51,868
Cooler SF 70,166
Cold Dock SF 30,982
Office SF 2,837
Maint/Misc SF -



2 248,822 SF

Freezer SF 36,408
Cooler SF 114,156
Cold Dock SF 51,930
Office SF 24,001
Maint/Misc SF 22,327



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Site Plan

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Location Map

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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



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