

INTERSTATE INDUSTRIAL PARK

BESSEMER, ALABAMA

MULTI-TENANT CRANE WAREHOUSE COMPLEX 940,452 SF ON 108 ACRES • LEASE

Interstate Industrial Park
5th Avenue & 24th Street
Bessemer, AL
Birmingham Metro Area
One Mile from I-59

PROPERTY INFORMATION

Building:
Under roof & crane. 925,092 SF
Warehouse/office. 15,360 SF

Total SF under roof 940,452 SF
Total SF outside crane . . 245,808 SF

Land: 108 Acres

Construction:

- **Office:** Brick
- **Warehouse:** Metal

Cranes: 10 to 20 tons

Hook Height: 27' to 30'

Bay Widths: 90' to 130'

Bay Lengths: Up to 2,550' long

Warehouse Floor: 6" to 12"

Lighting: High pressure sodium

Loading: Dock high & drive-in

Zoned: M-2, City of Bessemer

Utilities: **Power:** TVA or Alabama Power
Water: Bessemer Utilities
Sewer: Jefferson County
Gas: Alagasco

Rail: Watco

- Each craneway is served with at least one spur
- Watco has direct interchange with all major rail lines including: CSX, BN/Santa Fe, and Norfolk Southern

FEATURES

- Great layout for subdividing into numerous parcels with large yards
- Facility is in good operating condition including lights, cranes, doors, HVAC, etc.
- Excellent crane widths & lengths (crane capacities can be increased on existing craneways)
- Continuous bays up to 2,550'
- **Building can be fully insulated**
- Join tenants: Mercedes, CSX, ICL, BLOX, Balfour Beatty and Liberty Pipe

EXCLUSIVE AGENT

Ogden Deaton, SIOR
205.871.7100
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SALE PRICE
\$13,995,000
LEASE RATE
\$2.25 to \$3.25 psf



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Information deemed reliable,
but not guaranteed.

10/16/17 JC

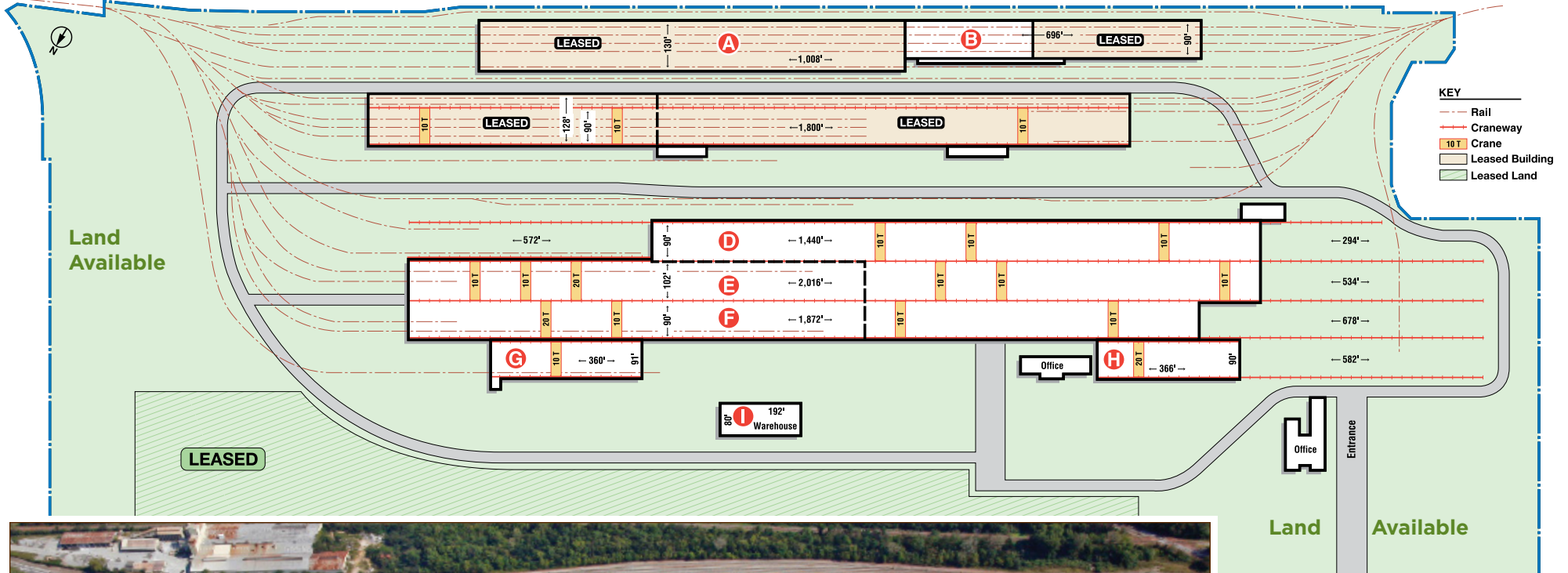
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AVAILABLE

- Buildings: 15,000 SF – 600,000 SF
- Warehouse can be fully insulated
- Will build-to-suit

SITE PLAN



	SQUARE FOOTAGE		
	Under Crane	Available	Outside Crane
A	131,040*	Leased	NA
B	25,920 *	25,920*	NA
C	162,000	Leased	NA
D	129,600	129,600	77,940
E	205,632	205,632	54,468
F	168,480	168,480	61,020
G	32,760	32,760	NA
H	32,940	32,940	52,380
I	15,360	15,360	NA

* Clearspan no cranes



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