



FOR LEASE

FORMER C&S DISTRIBUTION CENTER

FREEZER/COOLER & DRY CROSSDOCK WAREHOUSE

400 INDUSTRIAL DRIVE, BIRMINGHAM, AL 35211



Graham & Co

OGDEN DEATON, SIOR
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FREEZER/COOLER & DRY CROSSDOCK WAREHOUSE

400 INDUSTRIAL DRIVE, BIRMINGHAM, AL 35211

Site Area: 116.9 Acres

Total Space:

1,311,295 SF Total

- 12,000 SF - Office
- 780,000 SF - Dry Storage
- 185,000 SF - Freezer (leased)
- 230,000 SF - Cooler (leased)
- 71,316 SF - Shallow bay
- 44,979 SF - 8 bay Warehouse, Truck shop Fleet Garage & Wash Bay

Ceiling Height: 32'-35'

Crossdock Loading:

(237) dock doors with levelers, bumpers, and shelters

Loading & Parking:

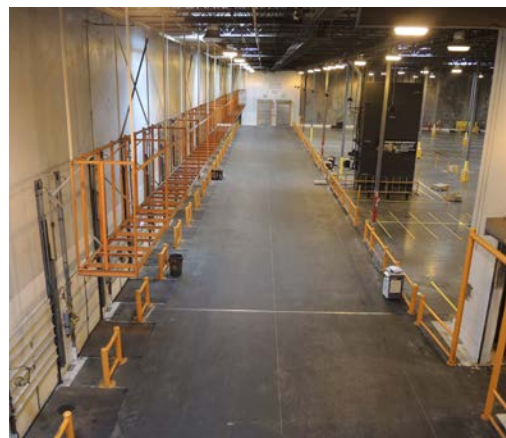
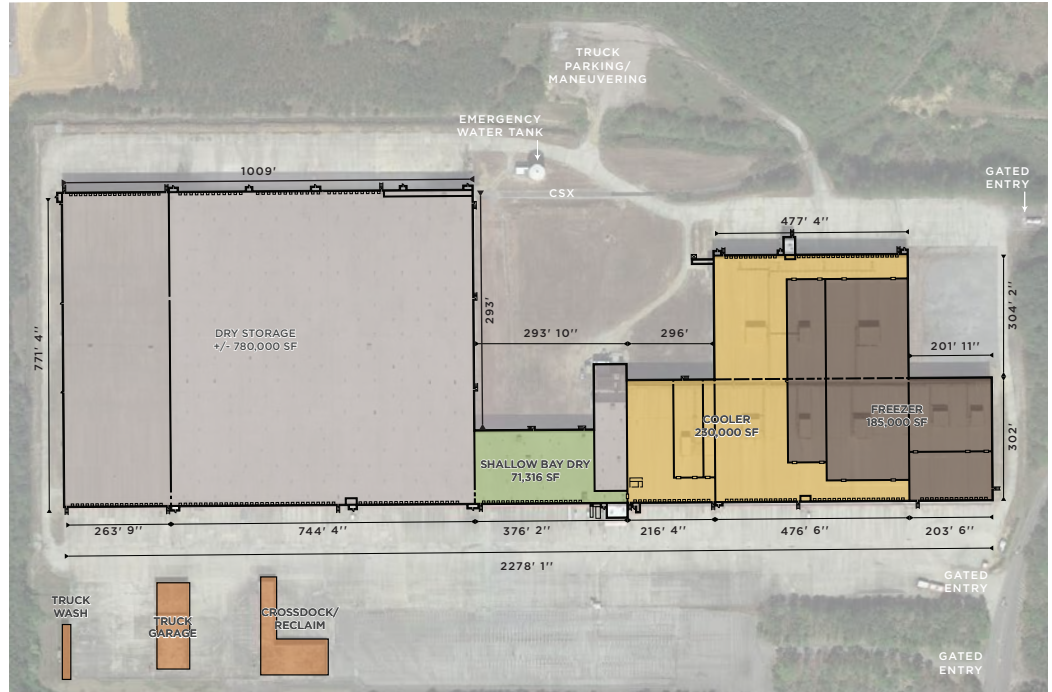
- 500 Auto
- 70 Single Trailer
- 50 Double Trailer

Construction: Concrete Tilt-up

Electrical: Alabama Power; 4 back-up generators for emergency services

Details:

- Built in 1985;1991
- New Roof installed 2011; single ply, 60mm membrane
- Wet & dry sprinkler system
- CSX Rail Served into warehouse
- (4) back-up generators available on-site for emergency lighting
- Large concrete truck court for trailer storage
- Yard suitable for expanding storage area





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CALL FOR LEASE RATE

