



FOR SUBLEASE

FORMER C&S DISTRIBUTION CENTER

FREEZER/COOLER WAREHOUSE

400 INDUSTRIAL DRIVE, BIRMINGHAM, AL 35211



Graham & Co

OGDEN DEATON, SIOR
ogdend@grahamcompany.com



FREEZER/COOLER WAREHOUSE

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Site Area: 50 Acres

Total Space:

484,000 SF Total

Available Space:

60,000 SF - Freezer (-25°)

30,000 SF - Cooler (35°)
includes 1,500 SF of office

Ceiling Height: 32'-34'

Loading:

21 Dock doors with pit levelers and shelters

Loading & Parking:

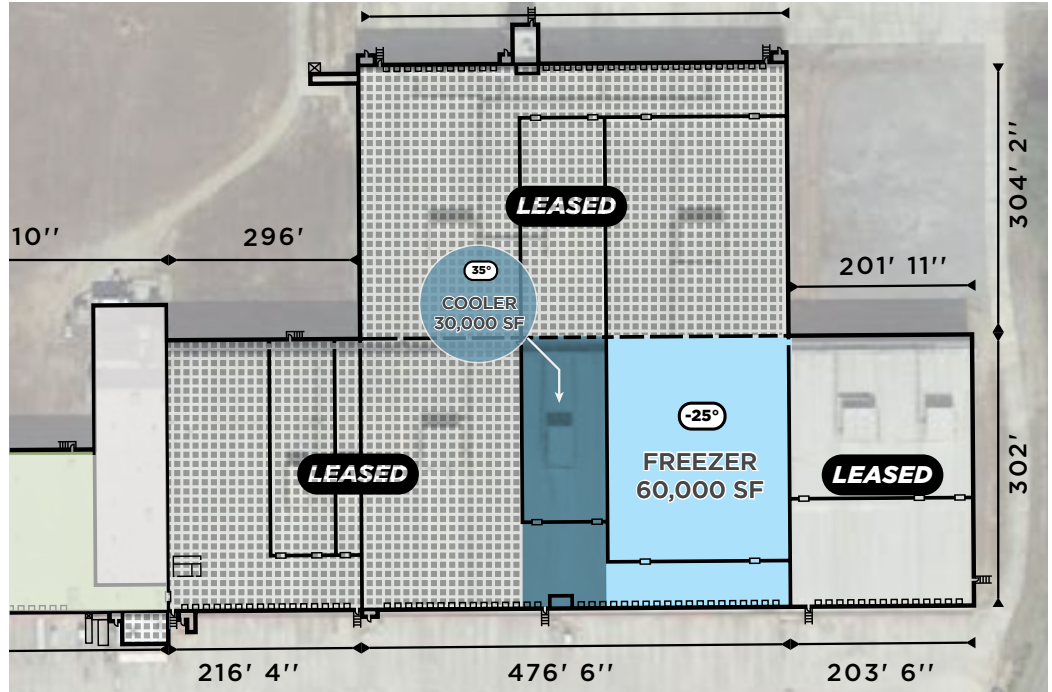
- Huge parking area
- Huge truck and trailer storage

Construction: Concrete tilt-up

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

Details:

- Built in 1991; Total renovation in 2021. Exterior paint, lighting, cooler/freezer units, dock doors & equipment.
- New Roof installed 2021; single ply, 60mm membrane
- Wet & dry sprinkler system
- Guarded entry gate
- Fully fenced & secure
- Sublessor has flexibility in dividing space
- 9 Years plus options on master lease
- Excess paved fenced land available for outside storage/ trailer storage





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CALL FOR SUBLEASE RATE

