

LATITUDE

ULTIMATE SCOPE FOR FREEDOM
BIRMINGHAM, AL

Grade A Industrial Warehouse/Distribution Facility

Strategically located in a business-friendly environment
± 195,000 sqft building with value-add opportunities.

451 Industrial Ln,
Birmingham, AL 35211





OVERVIEW

- 13.20 acres
- ± 195,000 sqft existing building footprint
- ± 170,000 sqft leased to Four Seasons Building Products Group
- ± 25,000 sqft sublease potential
- ±8,000 Office development opportunity
- Building Power 3,000 Amps (480/208 Volts)
- 219 regular parking + 6 handicapped parking spaces

SITUATION



Welcome to Birmingham

Excellent access to major transportation routes, including highways, railways, and air, making it easy to ship and receive goods efficiently. The city has a strong history of industry, with a well-established infrastructure and support services. Alabama is known for being business-friendly, offering tax incentives and other benefits to attract and support businesses. Additionally, Birmingham has a diverse and highly skilled labor force, which can be extremely valuable for manufacturing and distribution operations.



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STRATEGIC LOCATION

Seamless Transport Connections

The Birmingham facility is centrally located offering seamless connectivity to thriving transport links. Positioned to offer access throughout the whole East Coast via road, rail, air and sea.

ROAD

Birmingham’s Geographic location makes it a great transport link with its access to interstates I-20/I-59, I-65 and I-22. Gateways to the Southeast, Midwest, Southwest, and Eastern seaboard

RAIL

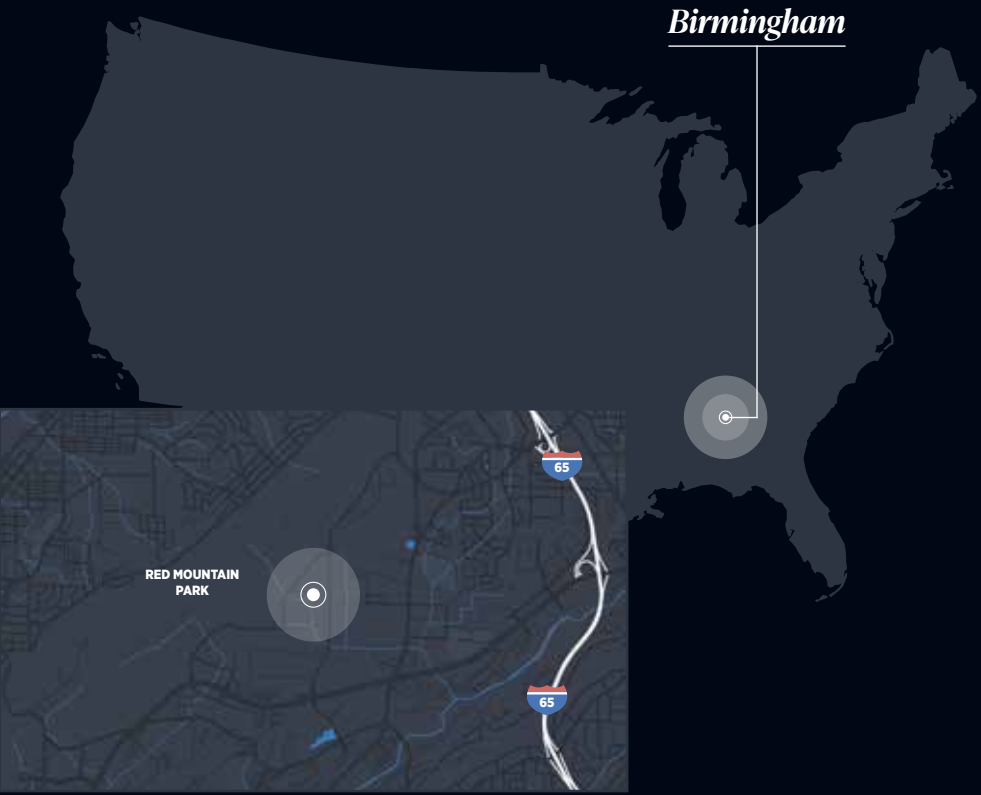
The area is also home to the Birmingham Regional Intermodal Facility which gives you additional access to deliver products to markets from Louisiana to New Jersey as well as the Midwest, southeast and southwest.

AIR

Birmingham Shuttlesworth international Airport. Birmingham Airport Authority has partnered with global logistics leader, Kuehne + Nage in a 27-million-dollar project to bring regularly scheduled, international cargo flights into Birmingham. The partnership hopes to transform Birmingham into a long-term gateway to and from the Southeastern Corridor of the United States.

PORTS

Port Birmingham stands out as the only rail-served port in Central Alabama, and it has the only heavy-lift crane in the northern half of the state. Our port spans 184 acres and connects you to overseas markets through the Port of Mobile



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LOCATION HIGHLIGHTS



Birmingham is the largest city in the State located in Central Alabama with a population of 1.1 million in the metro area. The economy of Greater Birmingham is the most diversified of any metropolitan area in Alabama.



4.0 miles from Interstate 65 Exit 258.



11.9 miles from Birmingham-Shuttlesworth International Airport

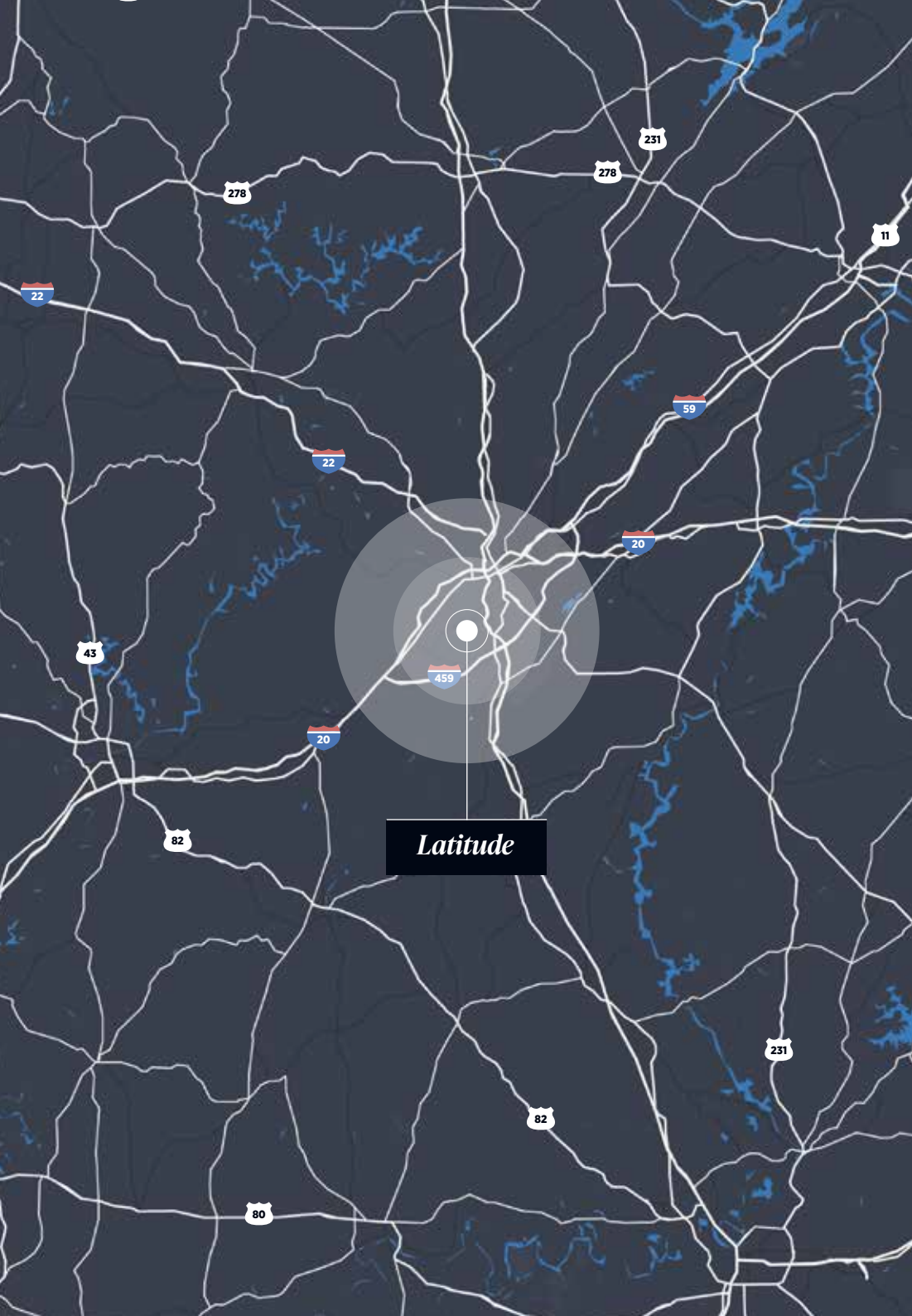
POPULATION DENSITY / CONSUMERS

176,294
Consumers in a 5-mile radius.

\$224,944
Median home value

DRIVE DISTANCE POPULATIONS

2,343 - 1 Mile
51,314 - 3 Miles
176,294 - 5 Miles



DESCRIPTION



An Overview of The Facility

The strategic location of the Class A building makes it an ideal choice for manufacturing and distribution industries. Situated near major highways and transportation hubs, this facility offers convenient access for both local and nationwide distribution. With its 170,000 square feet of warehouse space and 25,000 square feet of office space, the building provides versatile options for multiple uses. Additionally, the facility has ample power and parking facilities, ensuring efficiency and convenience for businesses.



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± 195,000 sqft complex with
± 8,000 sqft of potential office
development space.

SPECIFICATION

Interior



Two-Story Office



Ceiling Height of 40'
Under Steel



± 25,000 Sqft
Office Space



3000 Amps
4080/208 Volts



Full Fire Sprinkler
Coverage



Supplied with Natural Gas
by Local Utility



Showroom Space



Onsite Employee
Lunch Facility



Onsite Training
Facility



170,000 sqft
Warehouse

Exterior



Fully Fenced Yard



40 rollup doors
16 entry doors to warehouse



IDA Tax Abatement
Available for qualified user



225
Parking Spaces



Office Area Fully
HVAC Supplied



Beautifully Landscaped
Property



Overnight Parking

THE OPPORTUNITY



Industrial Investment w/ Value-Add Opportunity

Total Building Size	±195,000sqft
Plot	± 13.20 Acres
Office	± 25,000sqft
Ceiling Height	40’ Under Steel
Loading	40 Loading Docks / 1 Drive-Ins
Power	3,000 Amps (480/208 Volts)
Parking	225 Spaces
RE Taxes	\$76,429 / \$0.39 psqft

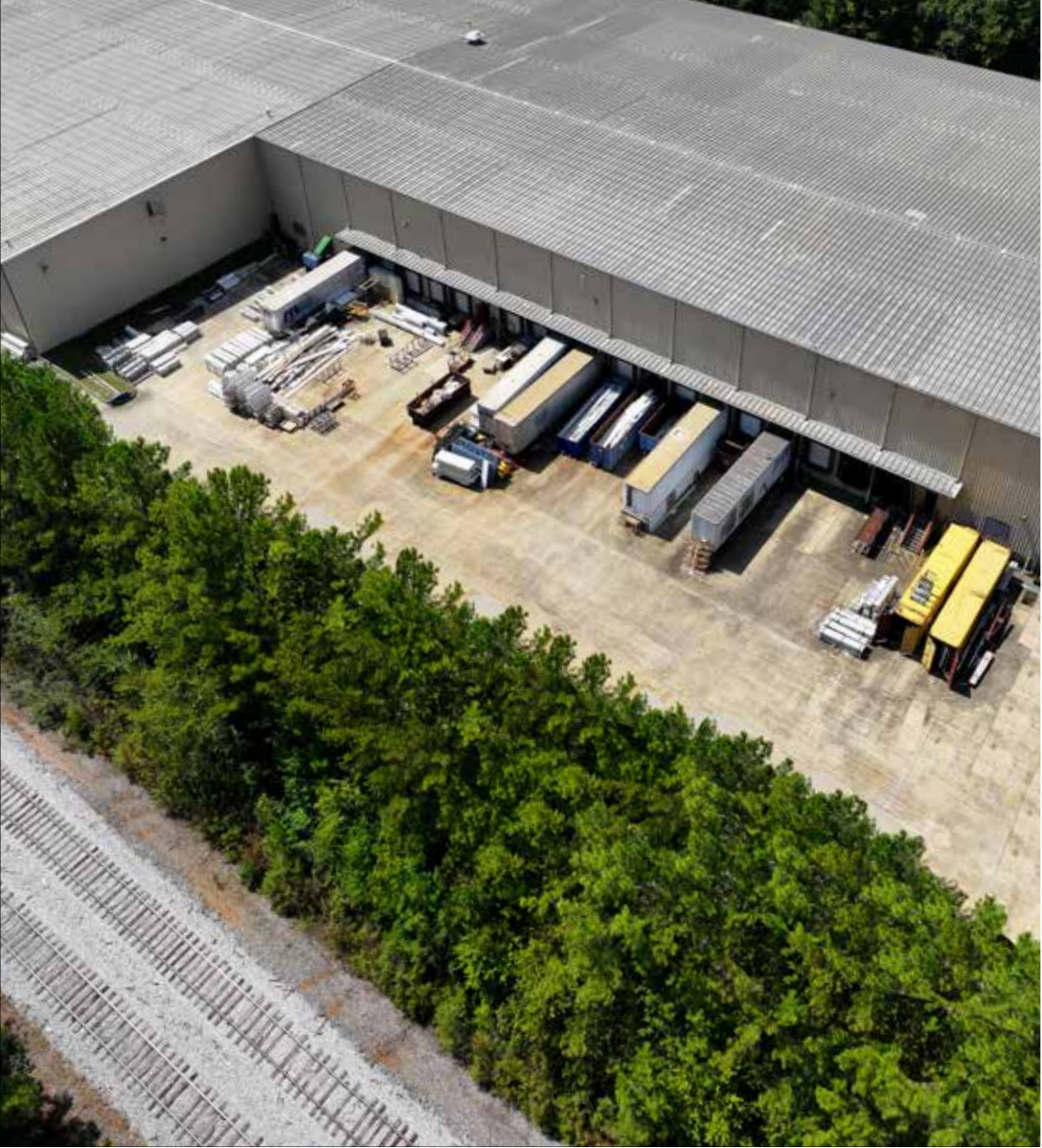
Sale Leaseback Highlights

Current Tenant	Four Seasons Building Products
Sqft Leaseback	± 170,000 Total sqft ± 150,000 Warehouse sqft ± 20,000 Showroom / Office sqft
Lease Price	TBC
Term	10-15 Years
Escalations	TBC

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Value-Add Opportunity

SQFT Available	± 8,000 Total sqft
FMV Rental Rate	TBC
Value-Add	Ability to add additional office space at the front of this attractive building allows for potential additional income or future opportunity to offer for new tenants



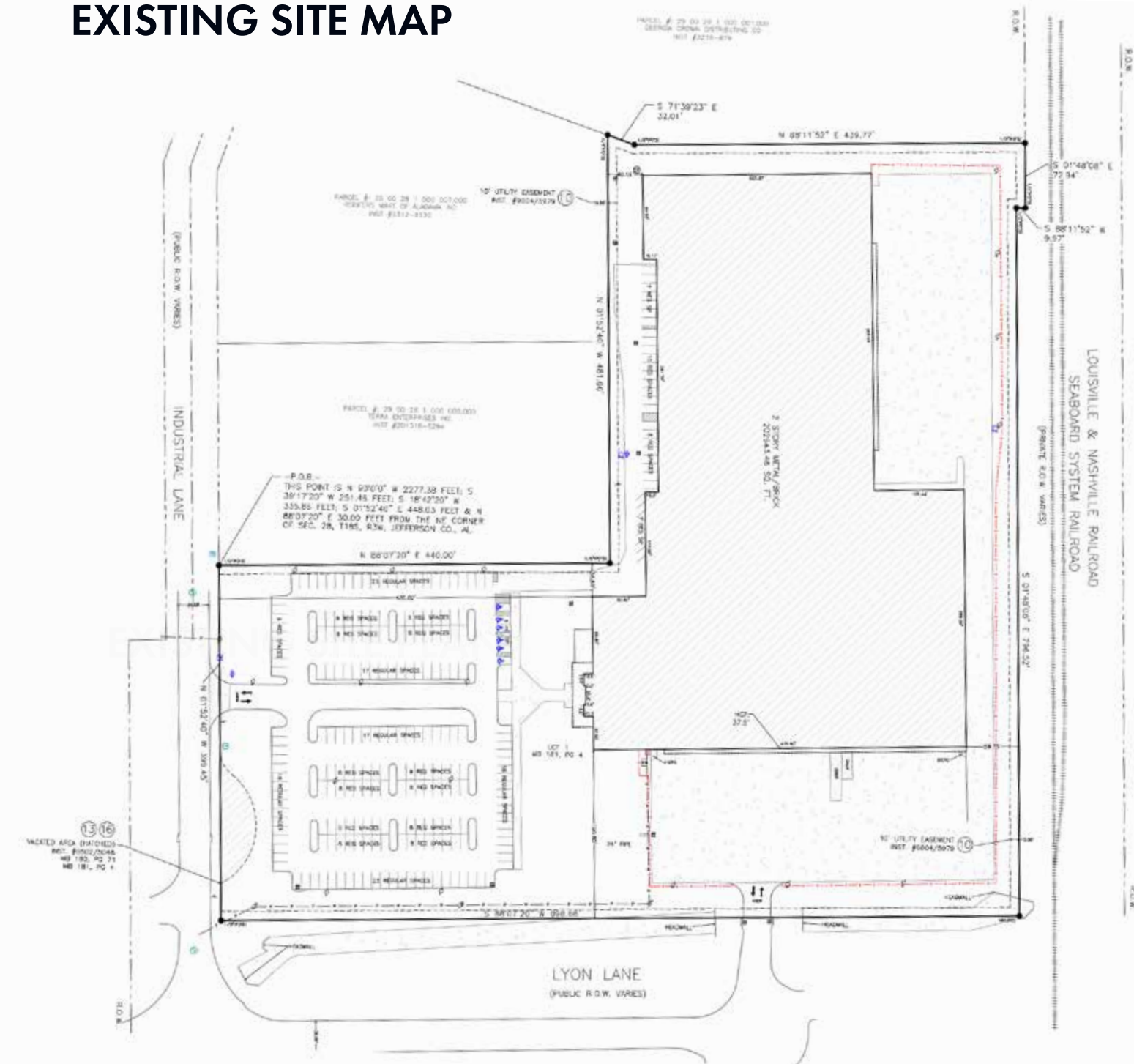
Four Seasons
Loading Docks & Truck Court

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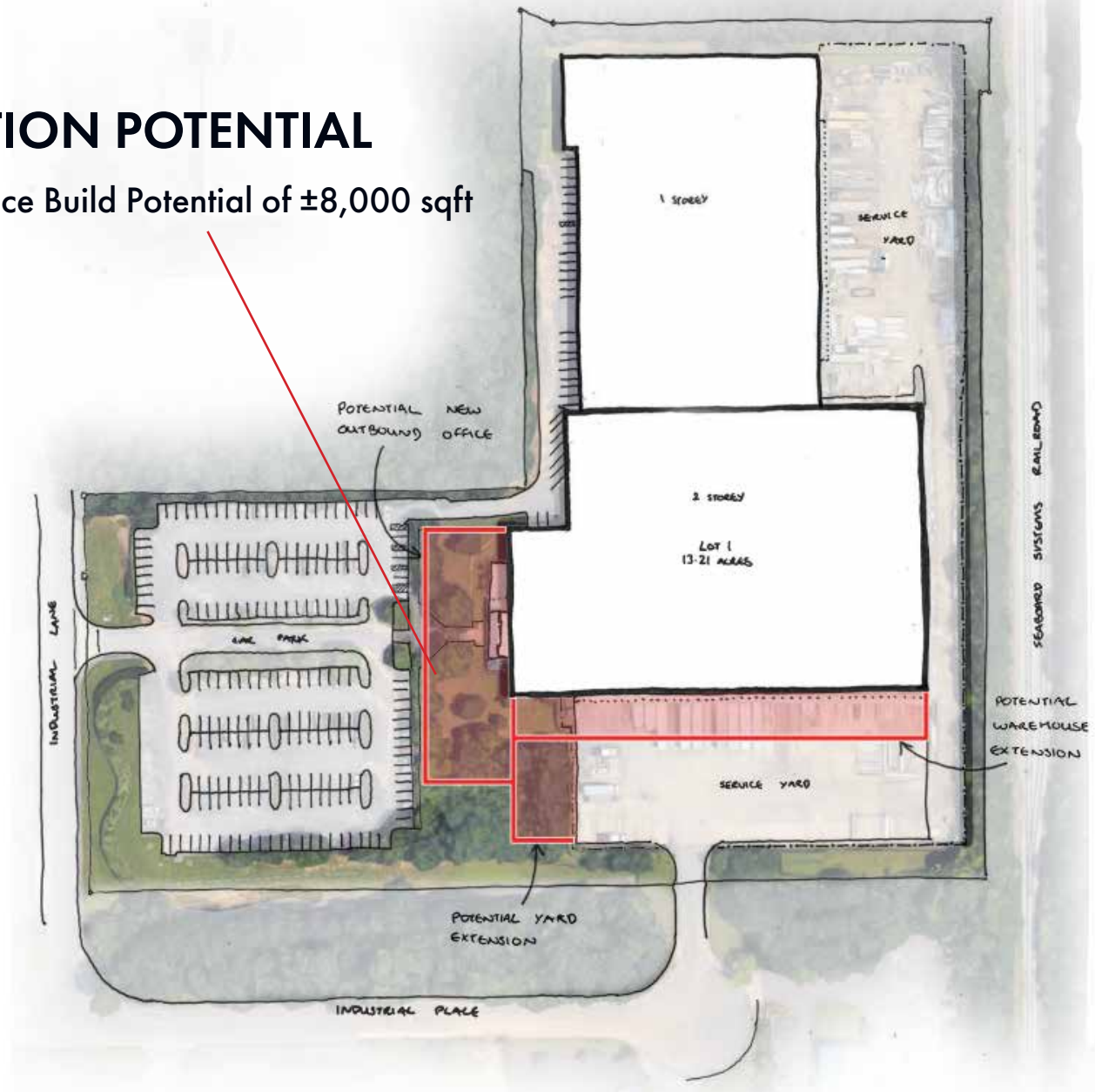
170,000 sqft Warehouse
Loading Docks & Truck Court

EXISTING SITE MAP



ADDITION POTENTIAL

Office Space Build Potential of ±8,000 sqft



FURTHER INFORMATION

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