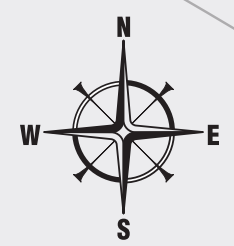
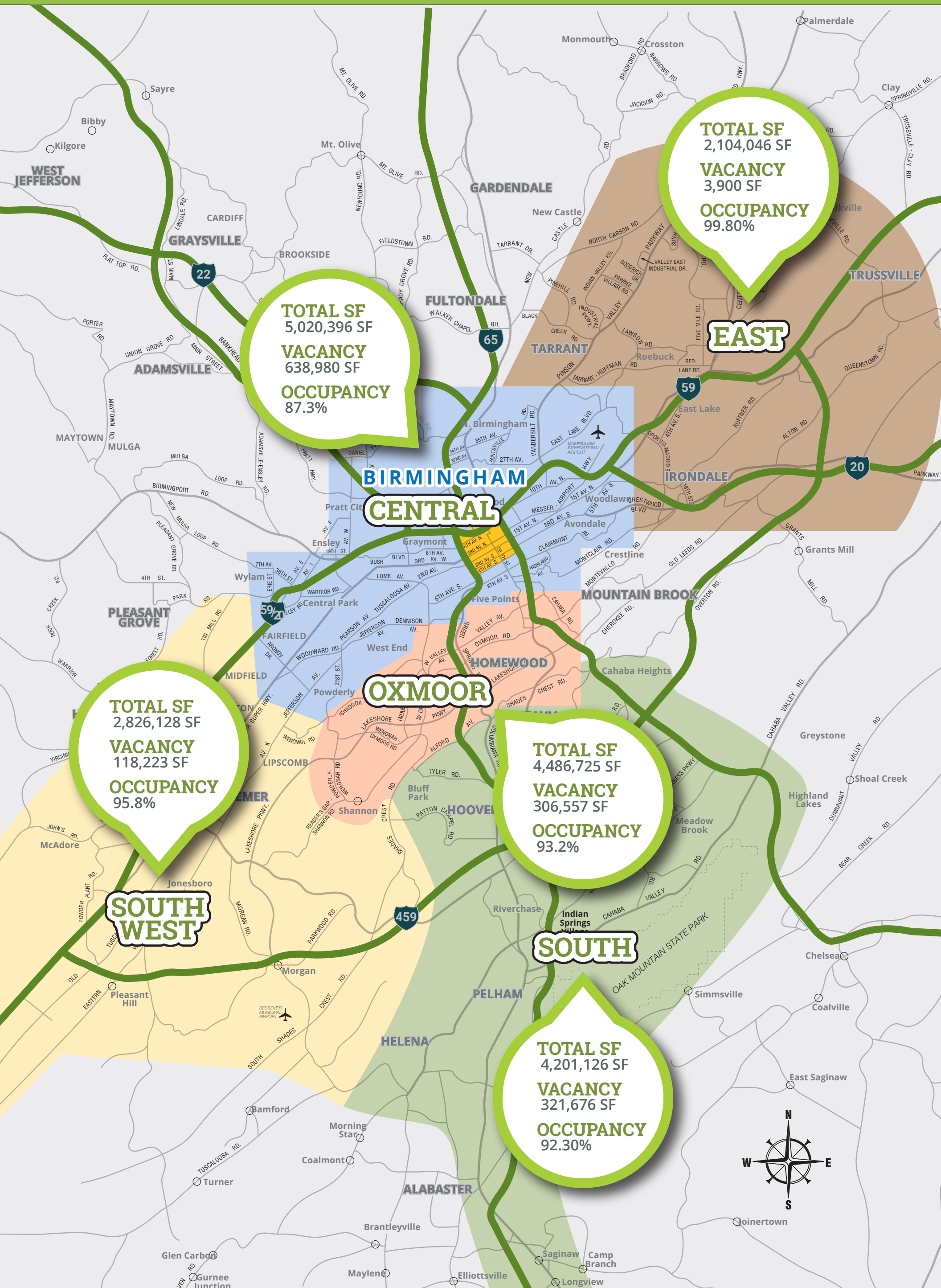




Graham & Co  
**BIRMINGHAM INDUSTRIAL SNAPSHOT**  
MID-YEAR 2023







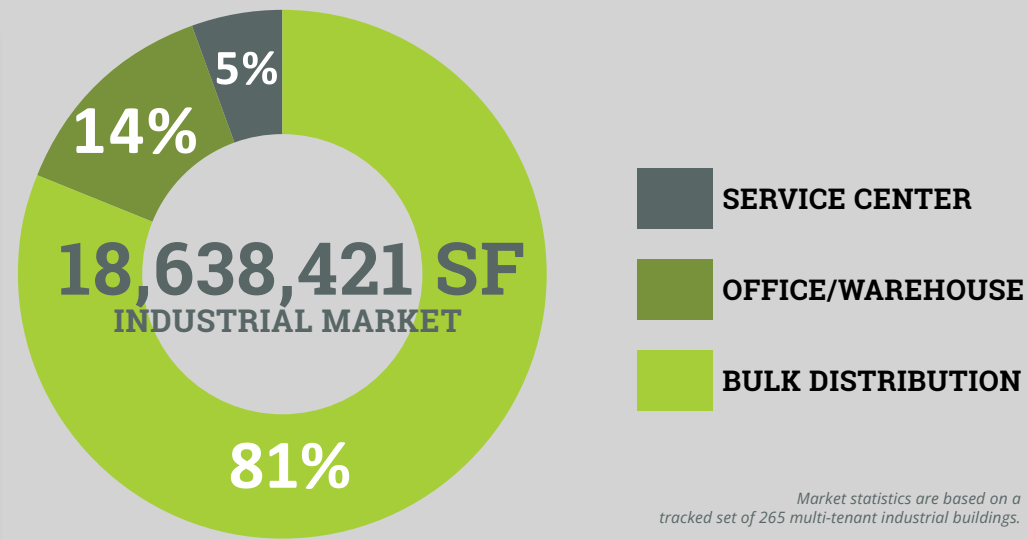
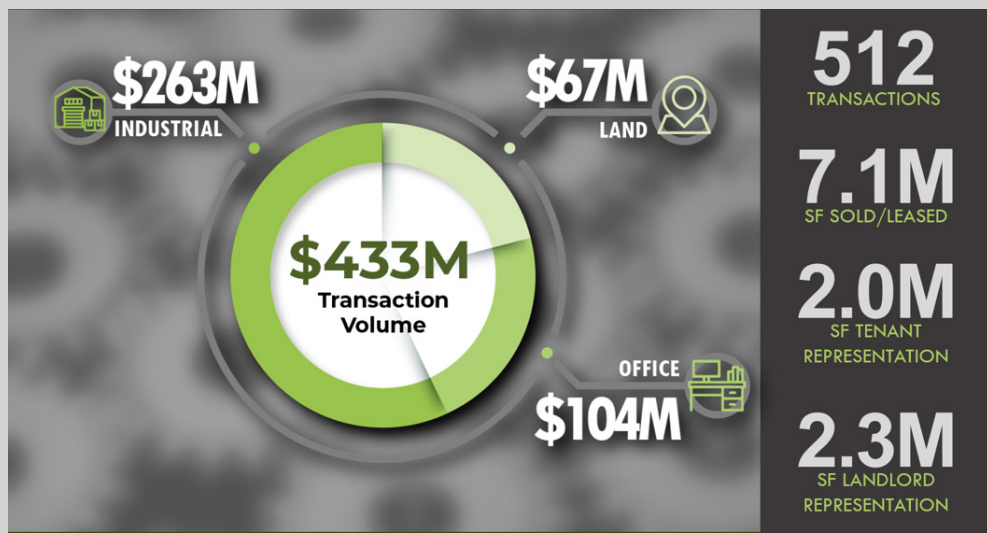
From Left: Jordan Tubb, SIOR • John Coleman, SIOR • Sonny Culp, SIOR • Ogden Deaton, SIOR • Jack Brown, SIOR

## Serving as Alabama's leader in Industrial Real Estate brokerage since 1978

From leasing and acquisitions to strategic consulting, we're your go-to team for all things industrial commercial real estate. Our collaborative spirit ensures that you benefit from the collective wisdom of our five accomplished professionals. With Graham&Co, you can rest assured that you're backed by the best in the business. Get in touch today and experience the difference of working with a team that truly knows and cares about your success.

- Tenant/Landlord Representation
- Facility Management
- Facility Acquisition/Disposition
- Consulting Services
- Development/Build-to-Suit
- Investment Sales
- Incentive Procurement
- Site Selection

### Graham & Company 2022



### Birmingham Submarket Stats Mid-year 2023

Submarket	Totals SF	Vacancy SF	Occupancy
<b>Oxmoor</b>	<b>4,486,725</b>	<b>306,557</b>	<b>93.2%</b>
Bulk	3,469,261	124,730	96.4%
Office Warehouse	563,691	162,252	71.2%
Service Center	453,773	19,575	95.7%
<b>South</b>	<b>4,201,126</b>	<b>321,676</b>	<b>92.30%</b>
Bulk	2,647,184	290,496	89%
Office Warehouse	1,022,669	17,940	98.2%
Service Center	531,273	13,240	97.5%
<b>Central</b>	<b>5,020,396</b>	<b>638,980</b>	<b>87.3%</b>
Bulk	4,440,696	619,664	86%
Office Warehouse	579,700	19,316	96.7%
Service Center			
<b>Southwest</b>	<b>2,826,128</b>	<b>118,223</b>	<b>95.8%</b>
Bulk	2,607,013	111,983	95.70%
Office Warehouse	219,115	6,240	97.20%
Service Center			
<b>East</b>	<b>2,104,046</b>	<b>3,900</b>	<b>99.80%</b>
Bulk	1,907,846	0	100%
Office Warehouse	196,200	3,900	98.0%
Service Center			
<b>TOTAL</b>	<b>18,638,421</b>	<b>1,389,336</b>	<b>92.50%</b>

### Industrial New Construction

Building	Submarket	Total SF	Delivery
TSF Sportswear (BTS)*	Southwest	187,000	Q2 2022
Crossroads Commerce CTR I*	Central	186,000	Q2 2022
Gulf Distributing (BTS)	Southwest	163,500	Q3 2022
Calera Commerce Park*	South	216,000	Q3 2022
Crossroads Commerce CTR II*	Central	186,000	Q4 2022
Lear-1 McAshan Drive (BTS)	Southwest	300,000	Q4 2022
Daniel Payne Corporate Center	Central	140,000	Q4 2022
1 McAshan Drive, Building B	Southwest	112,320	Q1 2023
CenterState Logistics Park One	Central	225,000	Q2 2023
Academy Logistics Center*	Southwest	311,900	Q3 2023
J.M. Smucker Co. Facility	Southwest	900,000 (+/-)	2024 (projected)

\*Denotes Graham&Co activity

### Top Birmingham Industrial Sale Transactions - Q1 & Q2 2023

Building	Submarket	Total SF	Sold Date
11146 Will Walker Road*	Southwest-Vance	518,400	January, 2023
Airport Highway Park, 7 Buildings	Central	319,400	February, 2023
1401 Meadowcraft Road	East	185,000	May, 2023
Riverchase Business Park, 5 Buildings	South	178,500	April, 2023
4466 Pinson Valley Parkway*	East	97,118	February, 2023
616 33rd Place North	Central	82,200	June, 2023
4908 Powell Avenue S.	Central	70,028	June, 2023
201 Sunbelt Parkway	Oxmoor	53,487	May, 2023
2244 Rocky Ridge Road*	South	52,200	January, 2023

\*Denotes Graham&Co activity

### SELECTED TRANSACTIONS



**52,200 SF Corporate HQ**  
2244 Rocky Ridge Road, Birmingham, AL  
3 Buildings on 3.12 Acre site

**SOLD**



**100% LEASED**

**Lease 1: 54,000 SF | Lease 2: 53,810 SF**  
240 George Roy Parkway, Calera, AL  
Calera Commerce Park

**LEASED**



**518,400 SF Distribution Facility**  
11146 Will Walker Road, Vance, AL  
100% Conditioned facility on 42.23 Acres

**LEASED & SOLD**



**104,250 SF Crane Facility**  
320 Fleming Road, Birmingham, AL  
Pinson Valley

**SALE-LEASEBACK**



**164,000 SF Rail Served Warehouse**  
5501 Vulcan Road, Bessemer, AL  
45 Acre site

**SOLD**



**7,780 SF Office Warehouse**  
13 West Park Circle, Birmingham, AL  
Oxmoor Industrial Submarket

**LEASED & SOLD**



**17,328 SF Office Warehouse**  
104 Corporate Woods Circle, Alabaster, AL  
Shelby West Corporate Park

**SOLD**



**31,350 SF Distribution Space**  
5551 Parkwest Drive, Bessemer, AL  
Parkwest Corporate Center

**LEASED**



**16,400 SF Drive-thru Shop**  
1016 Powder Plant Road, Bessemer, AL  
Powder Plant Industrial Park

**LEASED**



**94,738 SF Car Dealership**  
2551 John Hawkins Parkway, Hoover, AL  
Ford & Lincoln dealerships on 15.6 Acre site

**SOLD**



**31,430 SF Industrial Building**  
2039 Fulton Springs Road, Alabaster, AL  
12.1 Acre site

**SOLD**



**320,320 SF Warehouse Distribution Space**  
3280 US Highway 31, Calera, AL  
Shelby Commerce Park

**LEASED**

**SELECTED AVAILABILITIES**



**LEASE**

**CROSSROADS COMMERCE CENTER, PHASE II**  
501 Eagan Road, Birmingham, AL 35207

- AVAILABILITY:** 93,000 SF
- 2022 Construction
  - 32' Clear height
  - 185' Truck court

**Sonny Culp**, SIOR [sonnyc@grahamcompany.com](mailto:sonnyc@grahamcompany.com)  
**Jack Brown**, SIOR [jackb@grahamcompany.com](mailto:jackb@grahamcompany.com)



**LEASE**

**BN INDUSTRIAL PARK**

1200 Roberts Industrial Drive, Suite B, Birmingham, AL 35208

- AVAILABILITY:** 66,625 SF
- 7,293 SF Office space (includes mezzanine)
  - 35' Ceiling height
  - BNSF rail spur behind building
  - Twelve (12) dock-high doors & one (1) drive-in door

**Ogden Deaton**, SIOR [ogdend@grahamcompany.com](mailto:ogdend@grahamcompany.com)



**SUBLEASE**

**OFFICE/WAREHOUSE IN OXMOOR SUBMARKET**  
108 Aquarius Drive, Birmingham, AL 35209

- AVAILABILITY:** ±24,000 SF including 3,800 SF office
- Dock-high loading & fenced loading area
  - 16' Clear height
  - T-5 Lighting & 3-Phase, 240V, 800 Amp electrical service
  - Master lease expires 07/31/2027

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### CORNER SITE AVAILABLE

6620-6644 Old Tuscaloosa Highway, McCalla, AL 35111

**AVAILABILITY:** ±7.5 Acres

- A1-C zoning, Jefferson County
- 394.5' Frontage on Old Tuscaloosa Highway (Highway 11)
- Site is located at the entrance to Jefferson Metropolitan Park at McCalla

**John Coleman**, SIOR [johnc@grahamcompany.com](mailto:johnc@grahamcompany.com)

**Sonny Culp**, SIOR [sonnyc@grahamcompany.com](mailto:sonnyc@grahamcompany.com)



### KELLY CREEK COMMERCE PARK

Kelly Creek Parkway, Moody, AL 35004

**AVAILABILITY:** ±172 Acres

- Master planned, Class-A industrial park
- Zoned B-5, with quality CCRs
- All utilities available
- Build-to-Suit ready sites

**Sonny Culp**, SIOR [sonnyc@grahamcompany.com](mailto:sonnyc@grahamcompany.com)



### SHELBY COMMERCE PARK

US Highway 31 S., Calera, AL 35040

**AVAILABILITY:** ±65,000 - 225,496 SF

- 2,500 - 12,500 SF Office space
- 32' Clear height & ESFR sprinkler
- 180' Truck court
- 146 Acre Class-A controlled industrial park setting

**Ogden Deaton**, SIOR [ogdend@grahamcompany.com](mailto:ogdend@grahamcompany.com)



### WAREHOUSE SPACE OFF I-459

5500 Parkwest Drive, Bessemer, AL 35022

**AVAILABILITY:** 50,000 SF

- 85,040 Total SF on 4.41 acre site
- ESFR Sprinkler & metal halide lighting
- 30'-32' Clear ceiling heights
- Three (3) dock-high doors & one (1) drive-in ramp

**John Coleman**, SIOR [johnc@grahamcompany.com](mailto:johnc@grahamcompany.com)

**Jordan Tubb**, SIOR [jordant@grahamcompany.com](mailto:jordant@grahamcompany.com)



### MOODY DISTRIBUTION WAREHOUSE

2415 US Highway 78 East, Moody, AL 35004

**AVAILABILITY:** 283,540 Total SF

- Two spaces; Suite 200: 142,026 SF & Suite 400: 141,514 SF
- Fifteen (15) dock-high doors in each space
- Suite 200 includes 2,400 SF office space
- 594,346 SF Multi-tenant facility on 42.17 acre site

**John Coleman**, SIOR [johnc@grahamcompany.com](mailto:johnc@grahamcompany.com)

**Ogden Deaton**, SIOR [ogdend@grahamcompany.com](mailto:ogdend@grahamcompany.com)



### FREEZER/COOLER WAREHOUSE

241 Commercial Park Circle, Calera, AL 35040

**AVAILABILITY:** ±103,250 SF Including 5,000 SF office

- Eighteen (18) dock-high doors, one (1) drive-in door & one (1) rail spur (190')
- 18'-28' Ceiling heights & fully sprinklered
- Two separate freezer (-20°) spaces, 2,500 SF & 3,250 SF and a 2,500 SF cooler (35°) space
- 100% Security camera coverage and guard shack

**Jordan Tubb**, SIOR [jordant@grahamcompany.com](mailto:jordant@grahamcompany.com)