



Graham & Co  
**GRAHAM REPORT 2024**

BIRMINGHAM & HUNTSVILLE



# 2023 INDUSTRIAL NUMBERS

**HSV**

**TOTAL SF**  
33,825,285 SF

**VACANCY**  
1,932,725 SF

**OCCUPANCY**  
94.28%

**BHM**

**TOTAL SF**  
18,951,727 SF

**VACANCY**  
1,936,723 SF

**OCCUPANCY**  
89.78%

*Huntsville Total SF calculated from properties servicing single and multi-tenant users whereas Birmingham's Total SF is based on a tracked set of 265 multi-tenant industrial buildings.*

## HUNTSVILLE

Submarket	Totals SF	Vacancy SF	Occupancy
Jetplex	12,528,190	531,625	95.76%
North   Central	6,401,530	337,950	94.72%
Chase	5,056,998	71,286	98.59%
Greenbrier	9,838,567	991,864	89.92%
<b>TOTAL</b>	<b>33,825,285</b>	<b>1,932,725</b>	<b>94.28%</b>

## BIRMINGHAM

Submarket	Totals SF	Vacancy SF	Occupancy
East	2,104,046	-	100.00%
Central	4,833,396	513,655	89.40%
Oxmoor	4,487,931	351,882	92.20%
South West	3,325,228	365,800	89.00%
South	4,201,126	705,386	83.20%
<b>TOTAL</b>	<b>18,951,727</b>	<b>1,936,723</b>	<b>89.78%</b>

# 2023 OFFICE NUMBERS

## HSV

**TOTAL SF**  
20,608,417 SF

**VACANCY**  
4,920,570 SF

**OCCUPANCY**  
76.12%

## BHM

**TOTAL SF**  
18,362,161 SF

**VACANCY**  
3,458,577 SF

**OCCUPANCY**  
81.16%

## HUNTSVILLE

Submarket	Totals SF	Vacancy SF	Occupancy
Cummings Research Park	14,495,725	3,898,133	73.11%
Jetplex/Madison	1,813,142	275,542	84.80%
Central Business District	4,299,550	746,895	82.63%
<b>TOTALS</b>	<b>20,608,417</b>	<b>4,920,570</b>	<b>76.12%</b>

## BIRMINGHAM

Submarket	Totals SF	Vacancy SF	Occupancy
CBD	5,159,276	1,222,320	76.31%
Midtown	4,245,725	329,673	92.24%
Vulcan/Oxmoor	1,680,176	367,612	78.12%
Highway 280/459	5,217,478	1,138,412	78.18%
South	2,059,506	400,560	80.55%
<b>TOTALS</b>	<b>18,362,161</b>	<b>3,458,577</b>	<b>81.16%</b>

# SELECT 2023 GRAHAM TRANSACTION HIGHLIGHTS

LEASE TRANSACTIONS  
**6.6 MILLION SF**

PROPERTY MANAGEMENT  
**8.8 MILLION SF**

SALES TRANSACTIONS  
**2.1 MILLION SF**

TOTAL TRANSACTION VOLUME  
**\$525 MILLION**



**Crossroads Commerce Center**  
BIRMINGHAM | SIZE: 372,000 SF

Graham & Co successfully brought this 316,000 SF speculative development to 100% occupancy with three tenants.

Sonny Culp, SIOR | Jack Brown, SIOR



**Daniel Building Sale**  
BIRMINGHAM | SIZE: 316,000 SF

Graham & Co represented the seller on this 19-Story, 316,000 SF downtown office building.

Matt Gilchrist, SIOR  
Sam Carroll, SIOR



**Greenbrier Distribution Center**  
HUNTSVILLE | SIZE: 290,000 SF

Graham & Co represented the landlord on this 290,000 SF speculative industrial development, bringing a full-building tenant to the property prior to completion.

Jeremy D. Pope SIOR



**Innovation Depot**  
BIRMINGHAM | SIZE: 140,000 SF

Graham & Co was awarded the property management of this 140,000k SF office incubator with more than 100 tenants.

Beckee Blackmon, CPM  
Blake Cooley



**White Cap Development**  
PANAMA CITY, FL | SIZE: 25,000 SF

Graham & Co developed and sold this 25,000 SF build-to-suit in Panama City, FL.

Kevin Williams, CCIM  
Jason Carnes



**Owens & Minor Build to Suit**  
KNOXVILLE, TN | SIZE: 122,000 SF

Graham & Co developed and sold this 122,000 SF build-to-suit in Knoxville, TN.

Henry Graham  
Crosby Taylor