

INDUSTRIAL PROPERTY FOR LEASE

Project Novelis Logistics Center

701 MARTIN LUTHER KING JR BLVD | Bay Minette, AL 36507

AVAILABLE FROM 186,000 - 643,680 SF



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

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Property Information



PROPERTY DESCRIPTION

Aronov is pleased to offer the opportunity to lease from approximately 186,000 - 643,680 square feet of prime industrial space in Bay Minette, AL, one of Baldwin County's most strategically positioned distribution locations. Built in 1980 and situated on 42.17 acres, this pre-engineered insulated facility features clear heights of 46', 57 exterior dock-high doors, and a wet sprinkler system throughout. Located at 701 Dr. Martin Luther King Jr. Blvd, the property offers exceptional connectivity, just 7.2 miles from the new Novelis Aluminum Facility in Bay Minette, 8.1 miles from I-65, 31 miles from Mobile and within reach of major Gulf Coast and Southeast markets. The property served as Novelis's major startup, storage or logistics facility while one of the country's largest industrial projects was constructed nearby.



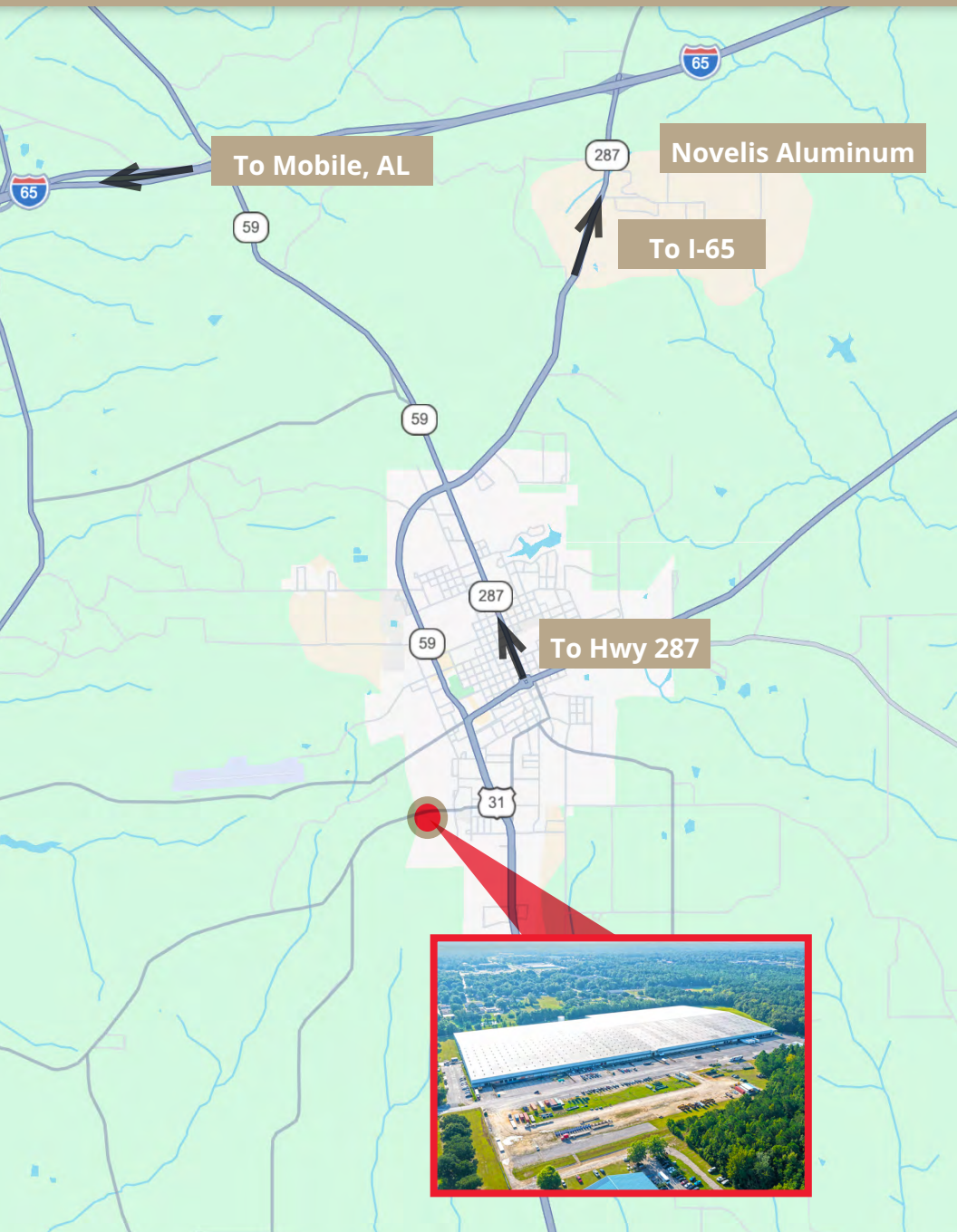
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Property Highlights



Pre-Engineered/Insulated
Metal Construction



46' Clear Height



Dock-High Doors (57 Exterior)



Wet Sprinkler System



Single-Story Warehouse



42.17-Acre Site



868,000 SF Total Building
186,000 - 643,680 SF Available



Just 7.2 miles from Novelis Aluminum Plant
in Bay Minette, AL

Just 8.1 miles from I-65



Professionally Managed by
Aronov Realty Management, Inc

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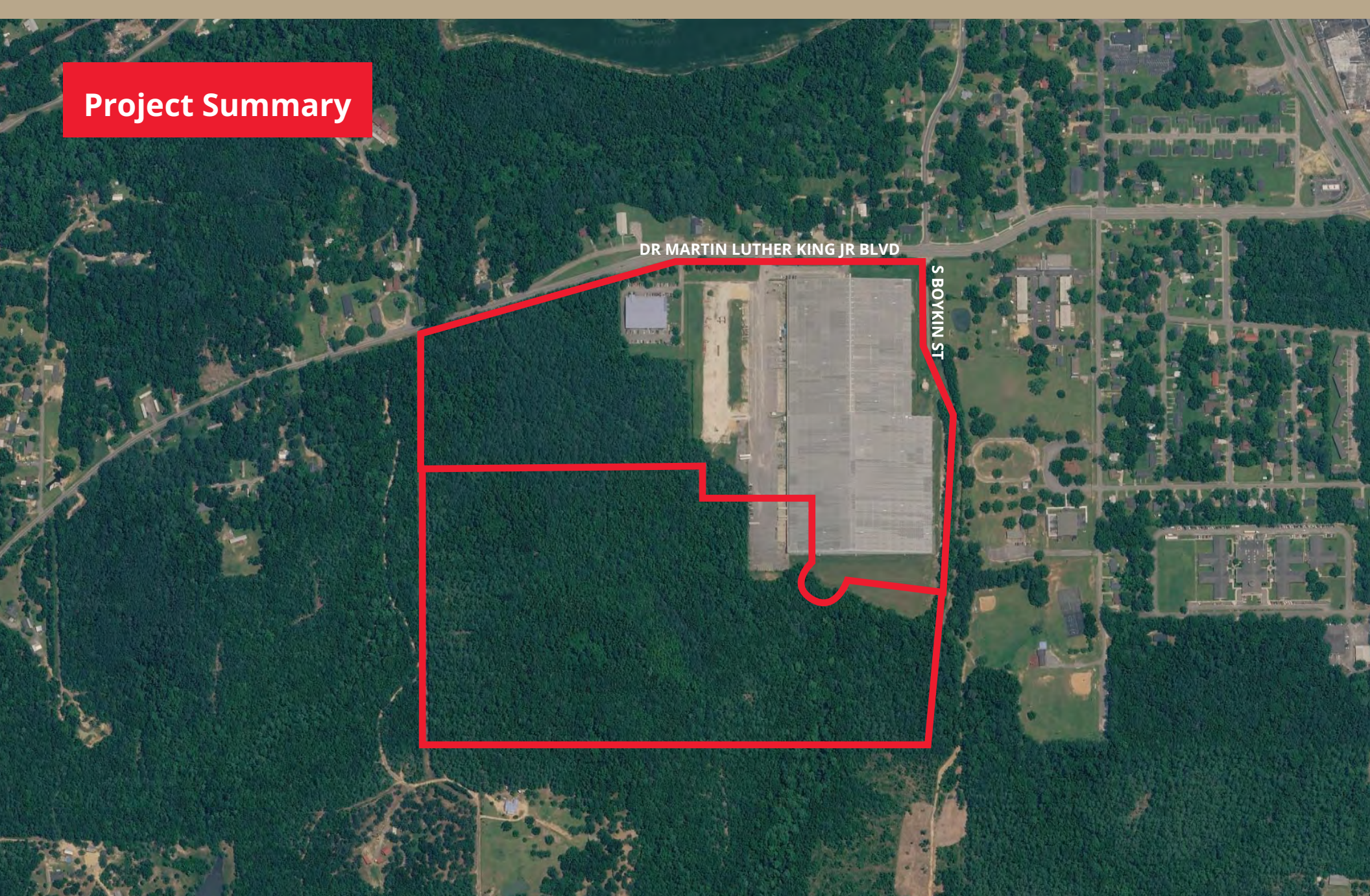
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Project Summary



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Property Overview & Specifications

Tax Parcel ID:	23-04-20-0-000-051.018
	23-04-20-1-000-024.001
	05-23-04-20-1-000-024.000
Building Size:	868,000 SF
Office Space:	~4,500 SF
Available Space:	180,000 - 643,680 SF
Acreage:	42.17 acres
Zoning:	M2 - General Industrial
Year Built:	1980
Construction Type:	Pre-Engineered / Insulated Metal
Clear Height:	46'
Dock-High Doors:	57 exterior (with ability to increase)
Fire Protection:	Sprinkler System (Wet)
Lighting:	LED
Flooring:	4" - 4.5" concrete with up to 5" stone base
Roof:	45 mil TPO R-20 roof with a 20-year warranty
Vehicle Parking:	Ample on-site employee & visitor parking And extensive on-site trailer parking & staging areas



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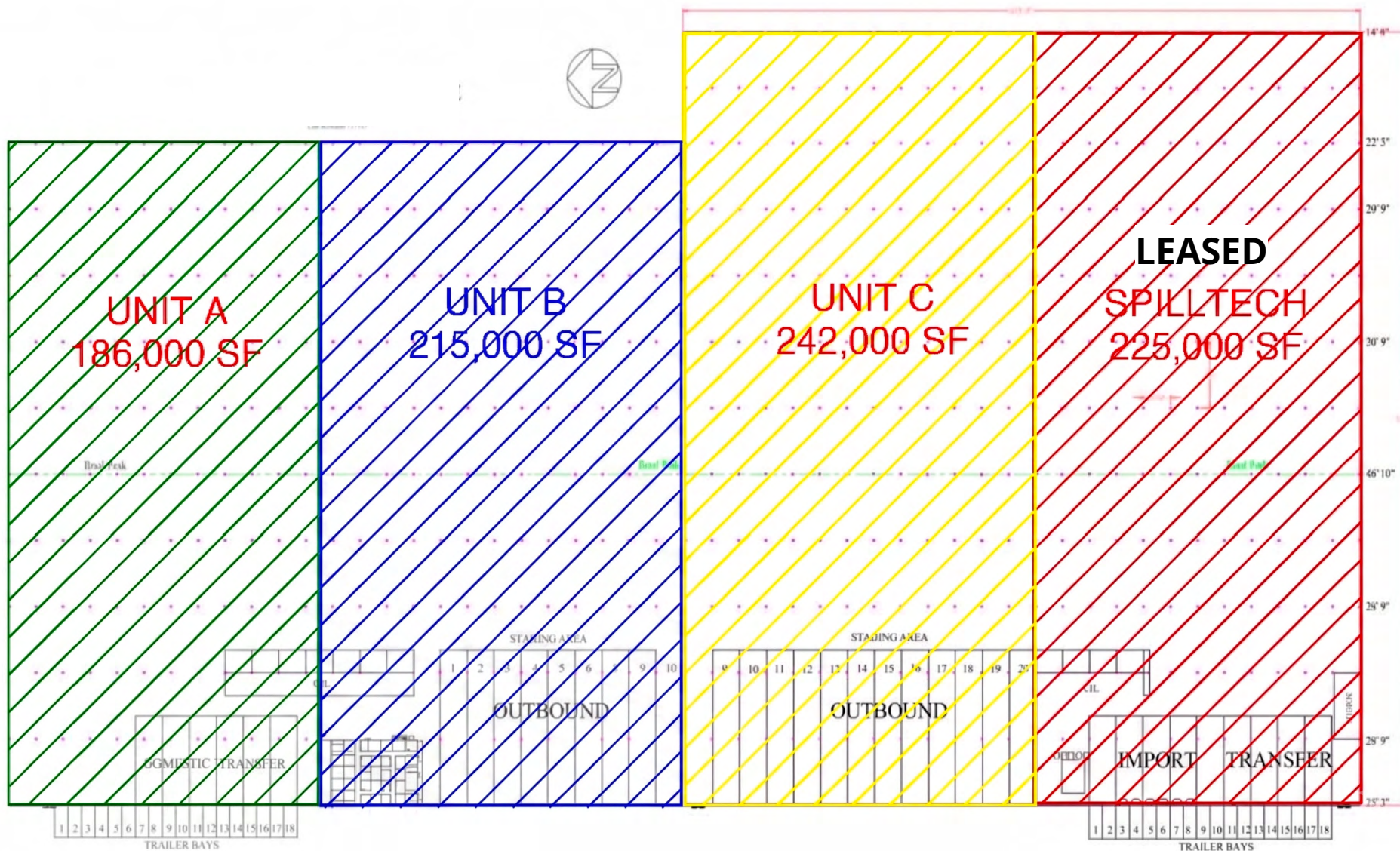
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Floor Plan



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Aerials



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Aerials



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Aerials



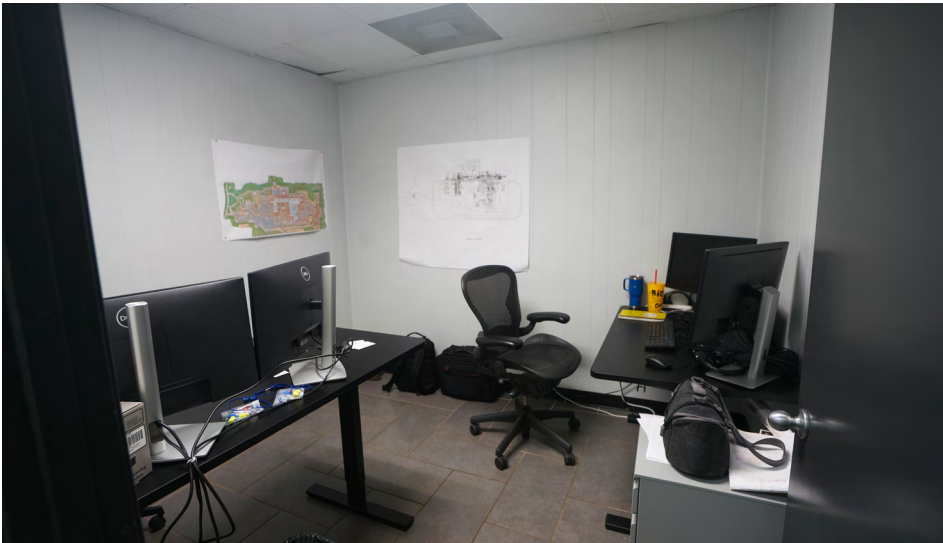
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Interior Photos



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Interior Photos



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Boundary Map



SUBJECT PROPERTY

701 Martin Luther King Jr Blvd

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Industrial Map



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Prime Access

**Novelis Bay Minette
Aluminum Plant**

SUBJECT PROPERTY

701 Martin Luther King Jr Blvd

Route	Drive Time
US Hwy 31	3 minutes
AL Hwy 59	5 minutes
Novelis Plant	13 minutes
I-65	14 minutes

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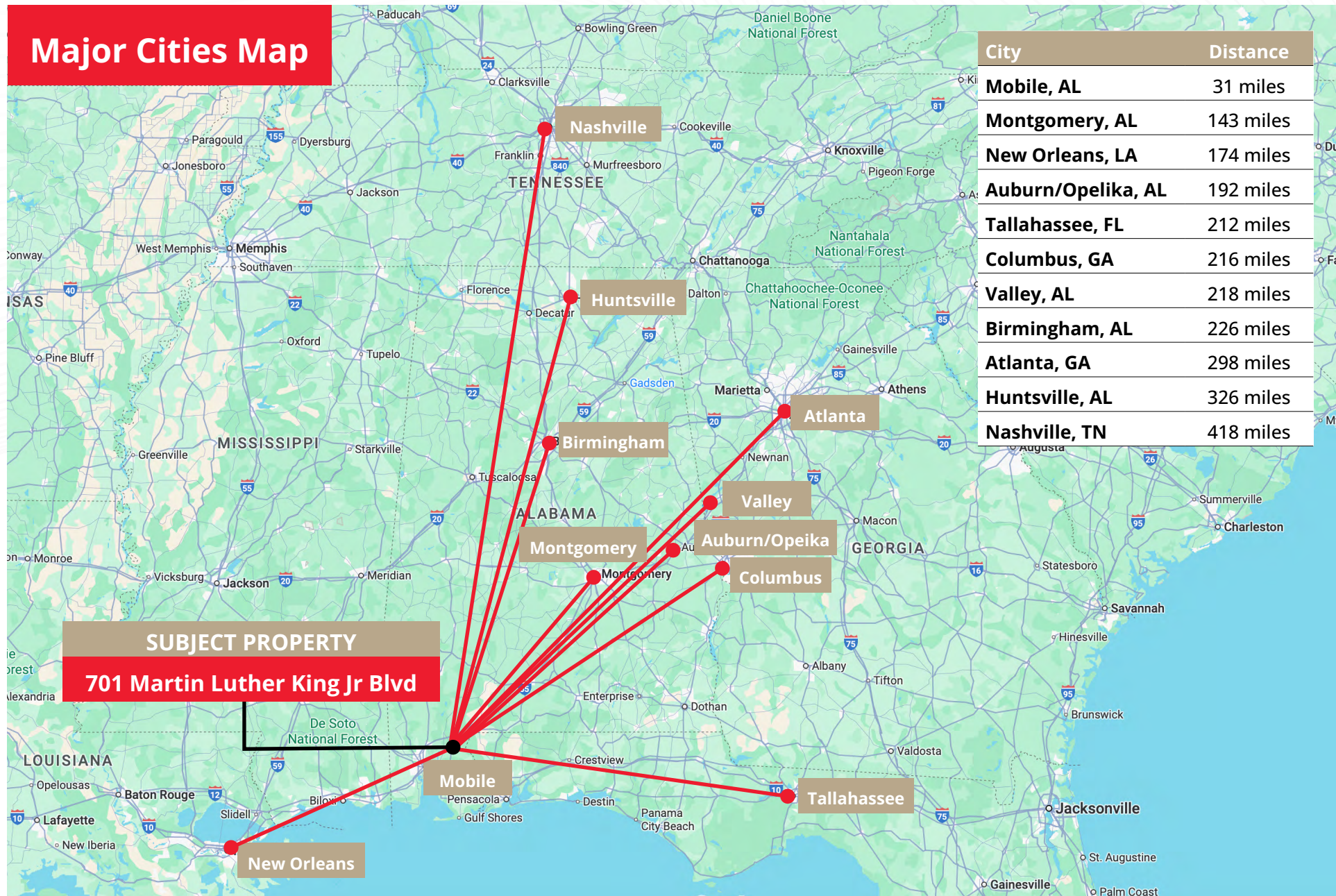
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Major Cities Map



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