

# ±9.067 Acres

## Logistics Operations Hub / Fleet Parking / Laydown Yard

Prime Low Coverage IOS Site

1838 Vanderbilt Road & 3517 27th Avenue North | Birmingham, AL



Concept Rendering for Illustrative Purposes Only

# Industrial Outdoor Storage – Less than a mile off I-20

North Birmingham Industrial Area – Proximity to Airport & Downtown

±9.067 AC

Fully Fenced and Gated Site

±12,000 SF

Building with office, maintenance and service Workshop

24/7

Operations Ready

Heavy Industrial (I-2)

Current Zoning

Secure Yard

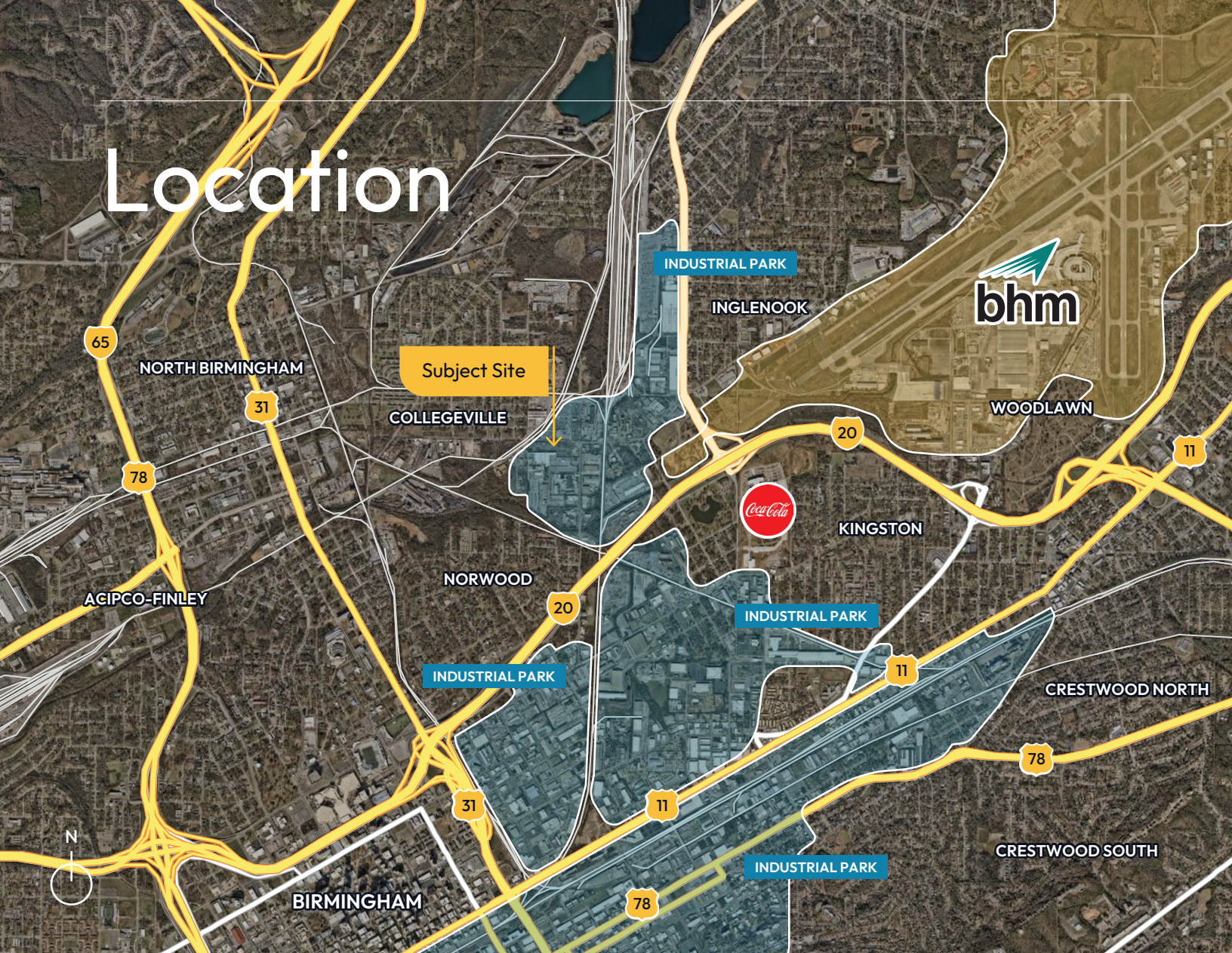
With ±250 Trailer Storage

Easy Access

To major highways, airport and Metro Birmingham



# Location



## Why the Greater Birmingham Region?

Strategically located in the heart of the Southeast, the Greater Birmingham Region is home to a diverse and dynamic range of companies and communities. The Birmingham metro area is comprised of seven counties and a population of more than 1.1 million, making it the largest region in the state of Alabama.

The region's supportive business climate, which offers favorable tax incentives, a skilled workforce and a growing infrastructure, provides a great opportunity for businesses to start, grow and thrive. In turn, this creates countless job opportunities across multiple industries. Over the past five years, 35 headquarters have announced 3,000 jobs and \$240M in capital investment.

## Area Demographics – 2025

| Place of Work            | 3 Miles  | 5 Miles  | 10 Miles  |
|--------------------------|----------|----------|-----------|
| Businesses               | 4,283    | 9,100    | 19,996    |
| Employees                | 135,528  | 219,627  | 358,401   |
| Population               |          |          |           |
| Population               | 45,829   | 133,870  | 405,805   |
| Households               |          |          |           |
| Households               | 20,870   | 59,764   | 171,707   |
| Average Household Income | \$77,084 | \$99,717 | \$113,978 |

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# In Good Company

## Anchor/Institutional Tenants

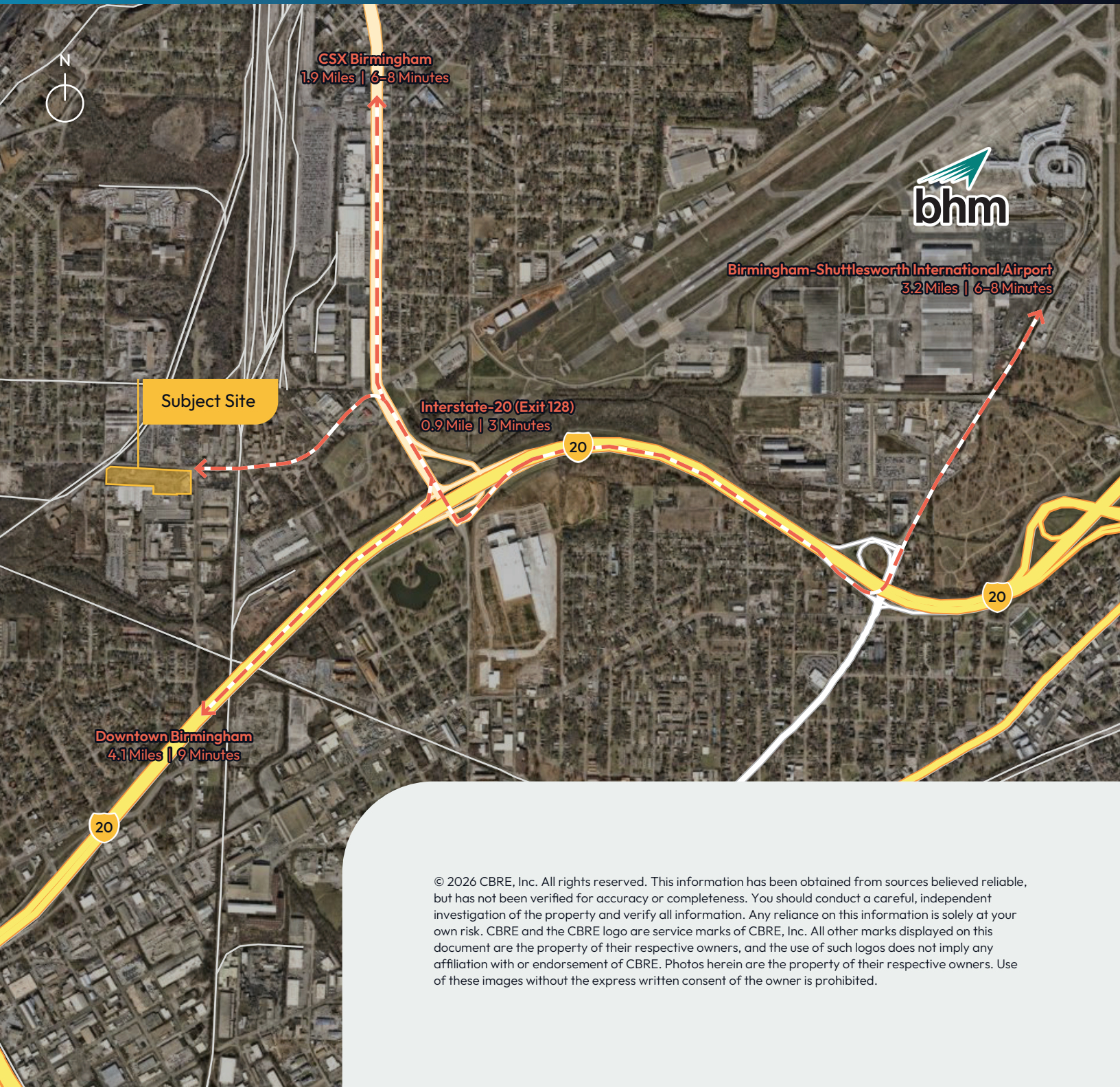


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