

Colliers

Accelerating success.

±206,550 - 794,000 SF | New Construction

THE CUBES at Lakeshore

Rodeo Court
Birmingham, AL

A development by:

CRG

INTEGRATED
REAL ESTATE
SOLUTIONS



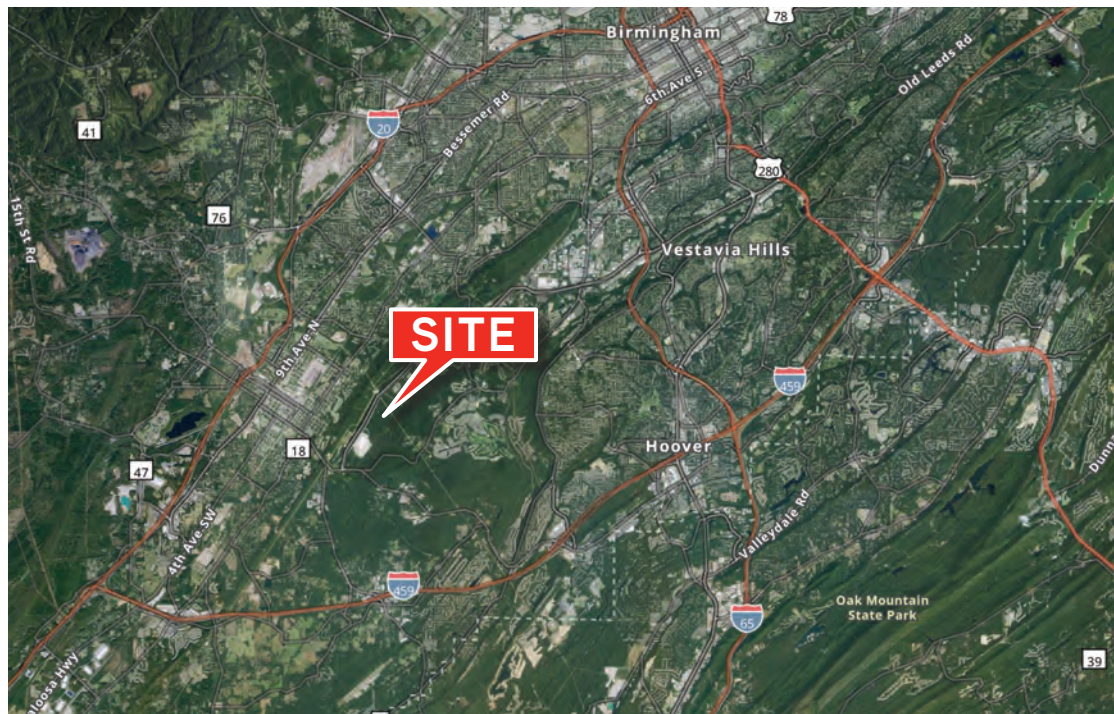
Development Overview

THE CUBES at Lakeshore is the only fully entitled site inside the I-459 corridor capable of accommodating larger than 500,000 SF.

Colliers has been retained on an exclusive basis to market The Cubes at Lakeshore (The "Property"), an industrial real estate development being developed on a 70 acre site at Rodeo Court and Lakeshore Parkway in Birmingham, Alabama. The Property, located within the Birmingham MSA, is capable of up to around 800,000 SF of distribution or manufacturing space. Site highlights include excellent access, existing road and utilities to the site, and generally flat topography. The location provides short commute times to affordable housing with good school systems. The Lakeshore corridor is a growing area which has recently added apartments, retail, and single family home development. Also, many large facilities have been completed for Lowe's, FedEx, Carvana among others. The site is poised to attract both manufacturers and distribution users.

Building Facts

| | |
|-----------------|--|
| Address | Rodeo Court, Birmingham, AL |
| Building Size | ±206,550 - 794,000 SF |
| Site Area | 70 Acres |
| Clear Height | 32' - 40' clear |
| Building Type | Concrete Tilt |
| Trailer Parking | 200+ spaces |
| Building Depth | 500' (cross dock) ; 270' (rear load) |
| Delivery Date | Typical - 12 months from lease signing |



Development Highlights

- Fully entitled property in development phase allowing for tenant preferences
- Direct access to Lakeshore Parkway via Rodeo Court
- Adjacent to FedEx and Dollar General Distribution Centers

4

miles to
CSX Central Alabama
Intermodal
Container Transfer Facility

10

miles to
NS Birmingham
Regional
Intermodal Facility

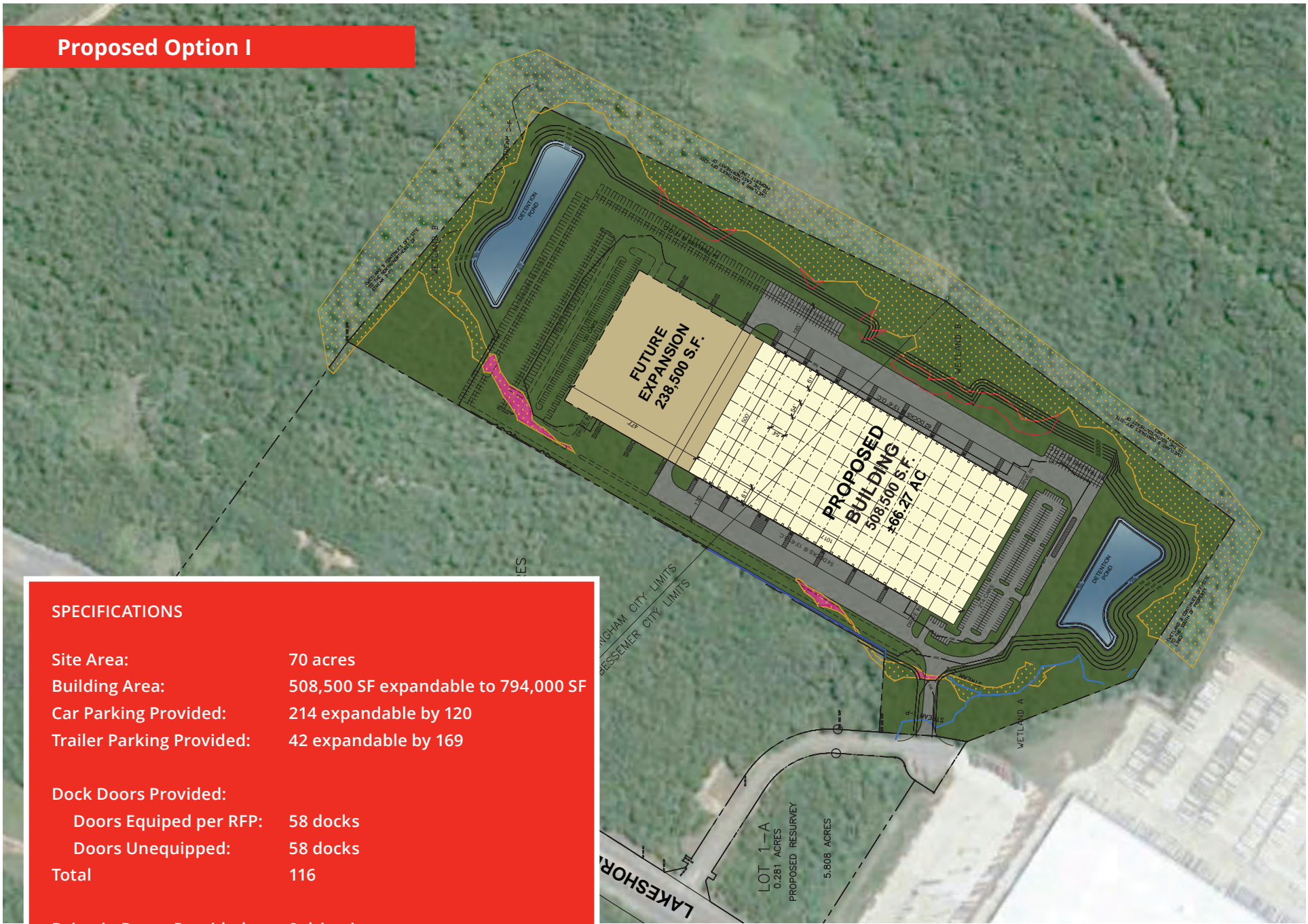
260

miles to
Port of Mobile

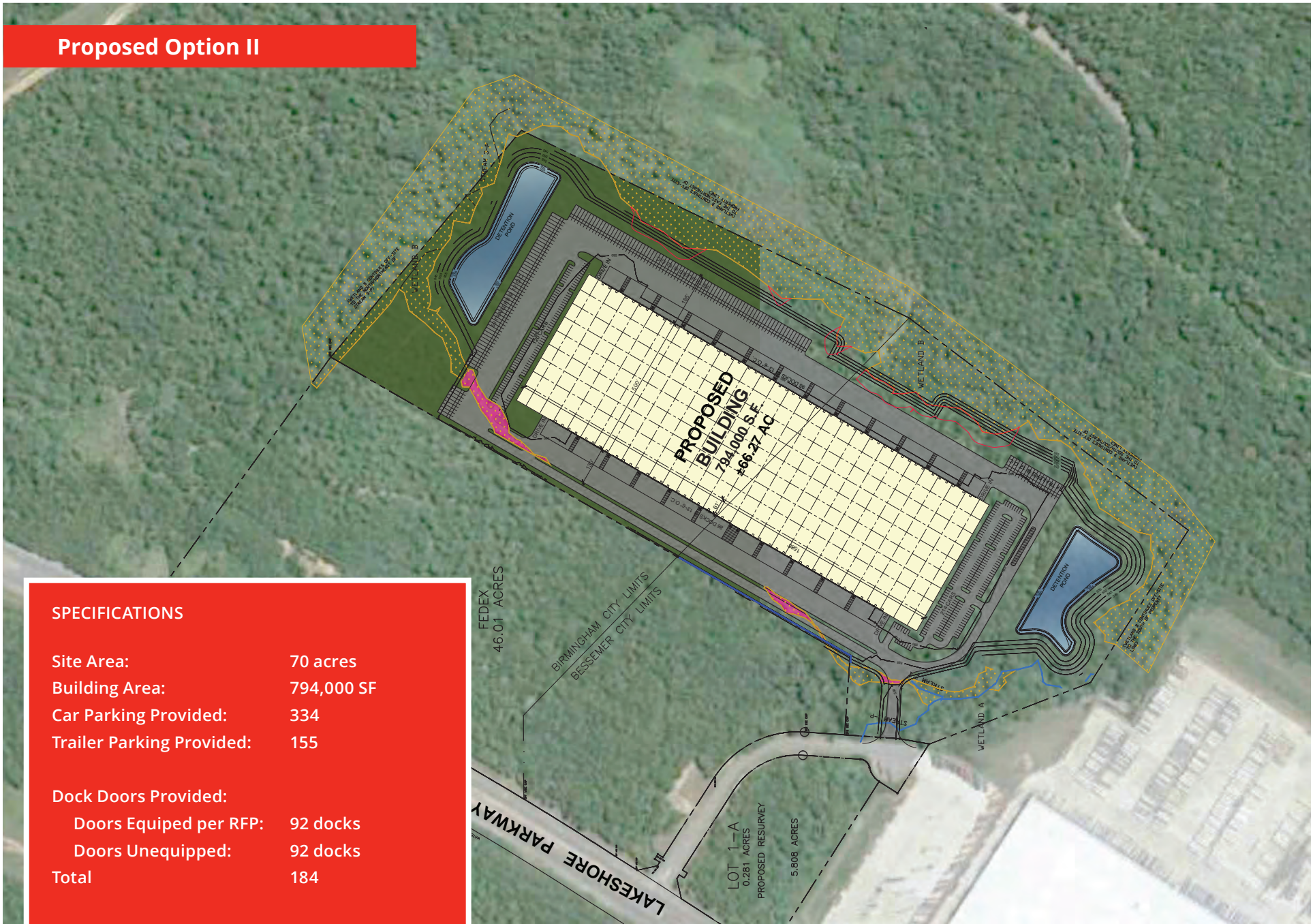


GENERAL SPECIFICATIONS

| | |
|------------------|---|
| Space Available | 206,550 - 794,000 |
| Acres | 70 |
| Clear Height | 32' - 40' |
| Bay Spacing | 27,000 SF bays (Cross-Dock) |
| Building Depth | 500' for Cross-Dock; 270' for single-load |
| Auto Parking | Range of 4 - 10 / 10,000 SF, depending on site plan |
| Building Columns | 54' x 54' typical with 61' speed bays |
| Sprinklers | ESFR |
| Slab | 6" unreinforced, 4,000 PSI concrete |
| Roof | 45-mil TPO single-ply membrane system |
| Dock Doors | 9' x 10' dock-high doors |
| Drive-In Doors | 10' x 10' drive-in doors |
| Exterior Walls | Tilt-up concrete panels |
| Utilities | All utilities adjacent to site, including sewer. |



Proposed Option II



SPECIFICATIONS

| | |
|---------------------------|-------------|
| Site Area: | 70 acres |
| Building Area: | 794,000 SF |
| Car Parking Provided: | 334 |
| Trailer Parking Provided: | 155 |
| Dock Doors Provided: | |
| Doors Equiped per RFP: | 92 docks |
| Doors Unequipped: | 92 docks |
| Total | 184 |
| Drive-in Doors Provided: | 4 drive-ins |

Proposed Option III



| SPECIFICATIONS | Building A |
|---------------------------|-----------------------|
| Site Area: | 43 acres |
| Building Area: | 508,500 SF |
| Car Parking Provided: | 218 expandable by 114 |
| Trailer Parking Provided: | 150 |
| Dock Doors Provided: | |
| Doors Equiped per RFP: | 56 docks |
| Doors Unequipped: | 56 docks |
| Total | 112 |
| Drive-in Doors Provided: | 4 drive-ins |

| SPECIFICATIONS | Building B |
|---------------------------|-------------|
| Site Area: | 23 acres |
| Building Area: | 206,550 SF |
| Car Parking Provided: | 147 |
| Trailer Parking Provided: | 64 |
| Dock Doors Provided: | |
| Doors Equiped per RFP: | 23 docks |
| Doors Unequipped: | 22 docks |
| Total | 45 |
| Drive-in Doors Provided: | 2 drive-ins |



| SPECIFICATIONS | Building A |
|---------------------------|-------------|
| Site Area: | 38 acres |
| Building Area: | 454,500 SF |
| Car Parking Provided: | 328 |
| Trailer Parking Provided: | 34 |
| Dock Doors Provided: | |
| Doors Equiped per RFP: | 49 docks |
| Doors Unequipped: | 49 docks |
| Total | 98 |
| Drive-in Doors Provided: | 4 drive-ins |

| SPECIFICATIONS | Building B |
|---------------------------|----------------------|
| Site Area: | 27 acres |
| Building Area: | 279, 000 SF |
| Car Parking Provided: | 114 expandable by 37 |
| Trailer Parking Provided: | 63 |
| Dock Doors Provided: | |
| Doors Equiped per RFP: | 26 docks |
| Doors Unequipped: | 25 docks |
| Total | 51 |
| Drive-in Doors Provided: | 4 drive-ins |







THE CUBES at Lakeshore

206,550 - 794,000 | Fully Entitled Development

Tripp Alexander, CCIM, SIOR

Partner, Dir. of Industrial Services

+1 205 552 4343

Tripp.Alexander@colliers.com

Joe Azar, CCIM

Senior Associate

+1 205 949 2692

Joe.Azar@colliers.com

Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



880 Montclair Road
Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855

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