

# PROPOSED DEVELOPMENT FOR LEASE

## Jeff Met Industrial Park

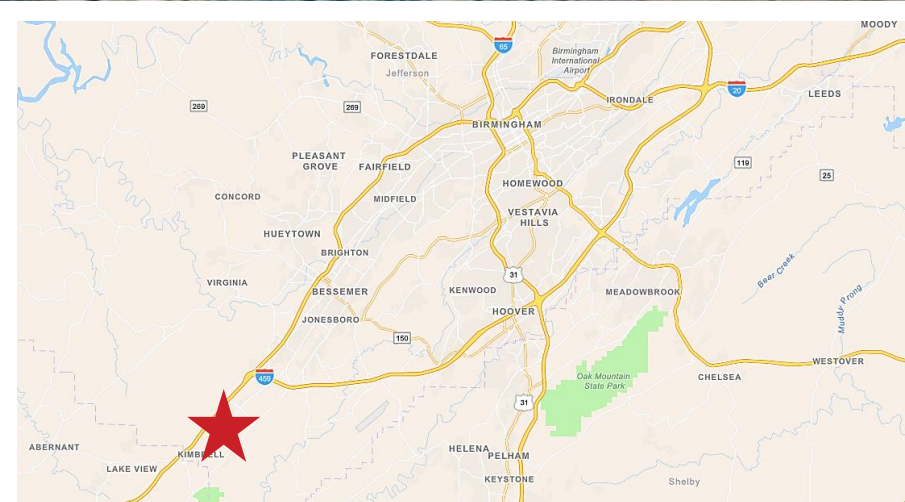
1 McCashan Drive, McCalla, AL 35111



## Up to 712,990 SF of Proposed Office/Warehouse Lease/Build-to-Suit

### Property Highlights

- Proposed Development Opportunity in Jeff Met Industrial Park
- Located <1 mile from I-20/59 and <2 miles from I-459
- Excellent interstate access and proximity to Birmingham and Tuscaloosa
- Phase 1: Building A & B (303,730 SF & 111,983 SF) / Phase 2: Building C (TBD SF)



### CONTACT INFORMATION

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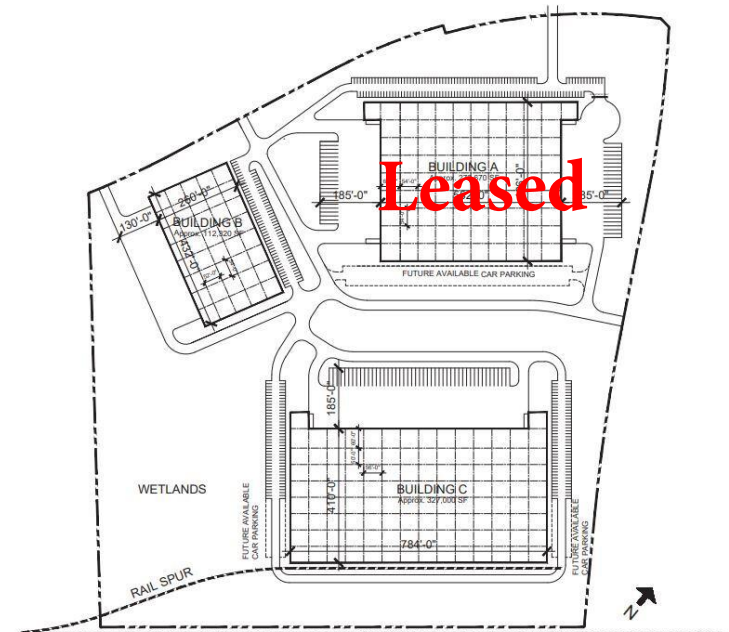
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Jeff Met Park McCalla, Alabama	Building A	Building B	Building C
	(Spec)	(Spec)	(BTS)
Building Type	Cross Dock	Rear Load	Front Load Rail Served at Rear
Building SF	303,730 sf	111,983 sf	TBD
Office Entrance Areas	Two (2)	Two (2)	Two (2)
Subdividable Space	up to 4 tenants	up to 4 tenants	--
Building Dimensions	552' x 486'	260' x 432'	300' x 676'
Typical Bay	54' x 54'	54' x 52'	56' x 50'
Shipping Bay	54' x 60'	54' x 52'	56' x 60'
Clear Height	32' Clear Ht.	30' Clear Ht.	36' Clear Ht.
Truck Courts	185'	130'	185'
Dock High Doors	42 – 9' x 10'	22 – 9' x 10'	42 – 9' x 10'
Drive-in Ramp Doors	4 – 12' x 14'	2 – 12' x 14'	2 – 12' x 14'
Fire Protection System	ESFR K-17	ESFR K-17	ESFR
Roof System	45 mil TPO w/R-9.1 insulation	45 mil TPO w/R-9.1 insulation	45 mil TPO w/R-9.1 insulation
Clerestory Windows	32 – 3' x 20'	12 – 3' x 20'	48 – 3' x 20'
Vapor Barrier	10 mil poly	10 mil poly	10 mil poly
Wall Insulation	N/A	N/A	TBD
Car Parking Spaces	153 Total (154 Future)	88 Total	160 Total (80 Future)
Trailer Storage	45 trailers	N/A (30 Future)	46 trailers
Power	2000 Amp Service 277/480V	1200 Amp Service 277/480V	4000 Amp Service 277/480V
Natural Gas Service	6" Steel Main	6" Steel Main	6" Steel Main
Water	12" Main / 4,200 GPM	12" Main / 4,200 GPM	12" Main / 4,200 GPM
Telecom	AT&T Fiber Optics	AT&T Fiber Optics	AT&T Fiber Optics
Start Construction	2nd Quarter of 2021	2nd Quarter of 2021	TBD
Delivery Date	Completion April 2022	Completion May 2022	TBD



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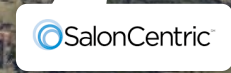
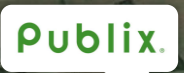
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Jefferson Metropolitan Park at McCalla is owned and developed by Jefferson County EIDA and consists of 739 acres located in the southwest corner of Jefferson County, AL.

All parcels have been zoned for light industrial use, with infrastructure designed to support the requirements of large manufacturing facilities.

<2 Miles



NORFOLK SOUTHERN RAILROAD

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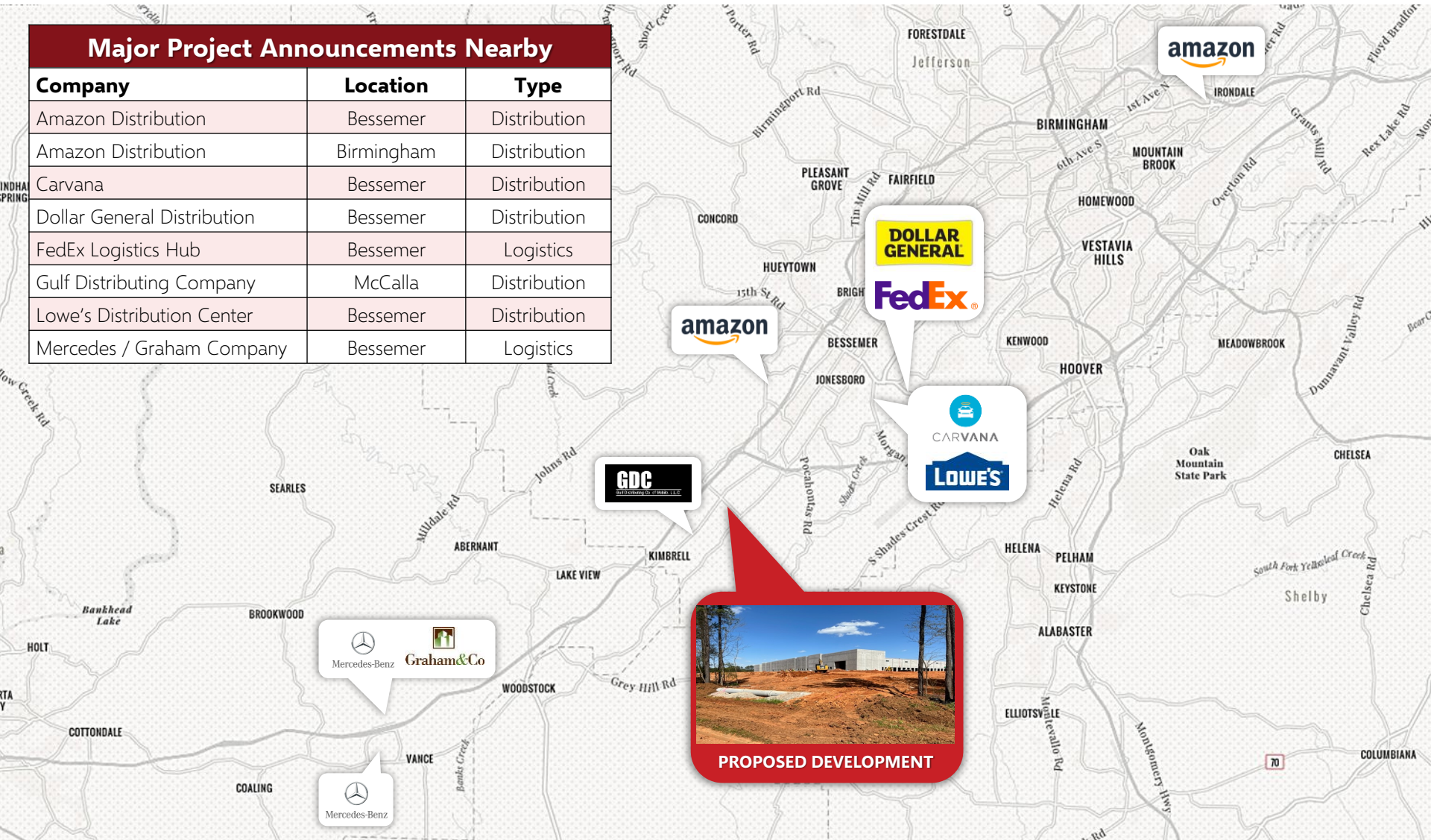
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### Major Project Announcements Nearby

Company	Location	Type
Amazon Distribution	Bessemer	Distribution
Amazon Distribution	Birmingham	Distribution
Carvana	Bessemer	Distribution
Dollar General Distribution	Bessemer	Distribution
FedEx Logistics Hub	Bessemer	Logistics
Gulf Distributing Company	McCalla	Distribution
Lowe's Distribution Center	Bessemer	Distribution
Mercedes / Graham Company	Bessemer	Logistics



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