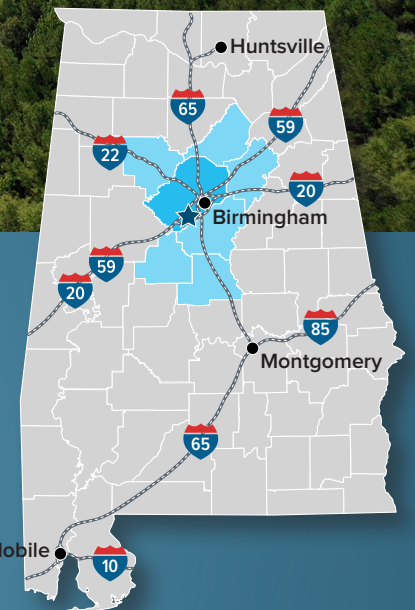




U.S. STEEL LAKESHORE

4101 LAKESHORE PARKWAY, BIRMINGHAM, AL 35022

Centrally located within the Birmingham-Hoover metropolitan area, this property offers unparalleled access to US I-20/59, I-459 and I-65 all within eight miles. This site is within close proximity to a Dollar General Distribution Center and data processing facilities for Southern Company and Blue Cross Blue Shield. More than 515,000 workers live within a 45-minute drive time of the site.



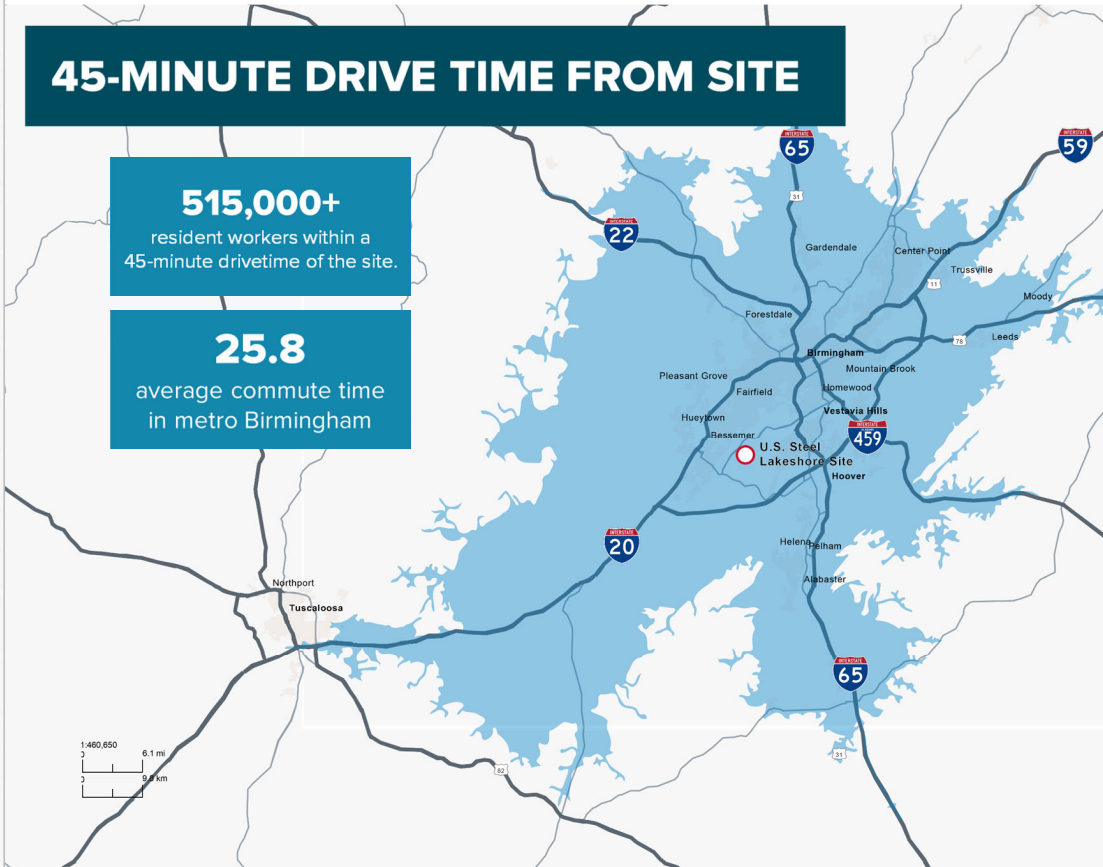
U.S. STEEL LAKESHORE

4101 LAKESHORE PARKWAY, BIRMINGHAM, AL 35022

45-MINUTE DRIVE TIME FROM SITE

515,000+
resident workers within a
45-minute drivetime of the site.

25.8
average commute time
in metro Birmingham



Location	
County	Jefferson
City	Birmingham & Bessemer
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	198
Previous use	Forest
Topography	Slightly rolling
✓ Protective covenants	✓ Phase 1 environmental
✓ Preliminary geotech report	✓ Ecological review
✓ Preliminary wetlands assessment	✓ Cultural & historical resources review

All utilities with excess capacity on-site		
Natural gas	Spire	Size of main: 6 inches
Water	Birmingham Water Works	Size of main: 16 inches
Sewer	Jefferson County	Size of main: 48 inches
Electric Transmission	Alabama Power	✓ Transmission
		✓ Distribution
Fiber/Telecom	AT&T	✓ Fiberoptic

Easy access to 4 interstates	
Interstates	Access within
	4 miles
	4 miles
	5 miles
	8 miles

Sale Price
Under review

Note: Price is negotiable based upon job creation and capital investment.

For additional info about the BBA, please visit our [website](#)



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