FOR LEASE

JEFFERSON METROPOLITAN PARK

6600 Jefferson Metropolitan Pkwy | McCalla, AL 35111



285,148± SF FULLY CLIMATE CONTROLLED WAREHOUSE / DISTRIBUTION SPACE

CONTACT

BRAD MOFFATT, SIOR
Executive Vice President | Partner
+1 205 314 5509
bmoffatt@egsinc.com

JAKE BYERS
Senior Associate
+1 205 314 5555
jbyers@egsinc.com

LBALogistics

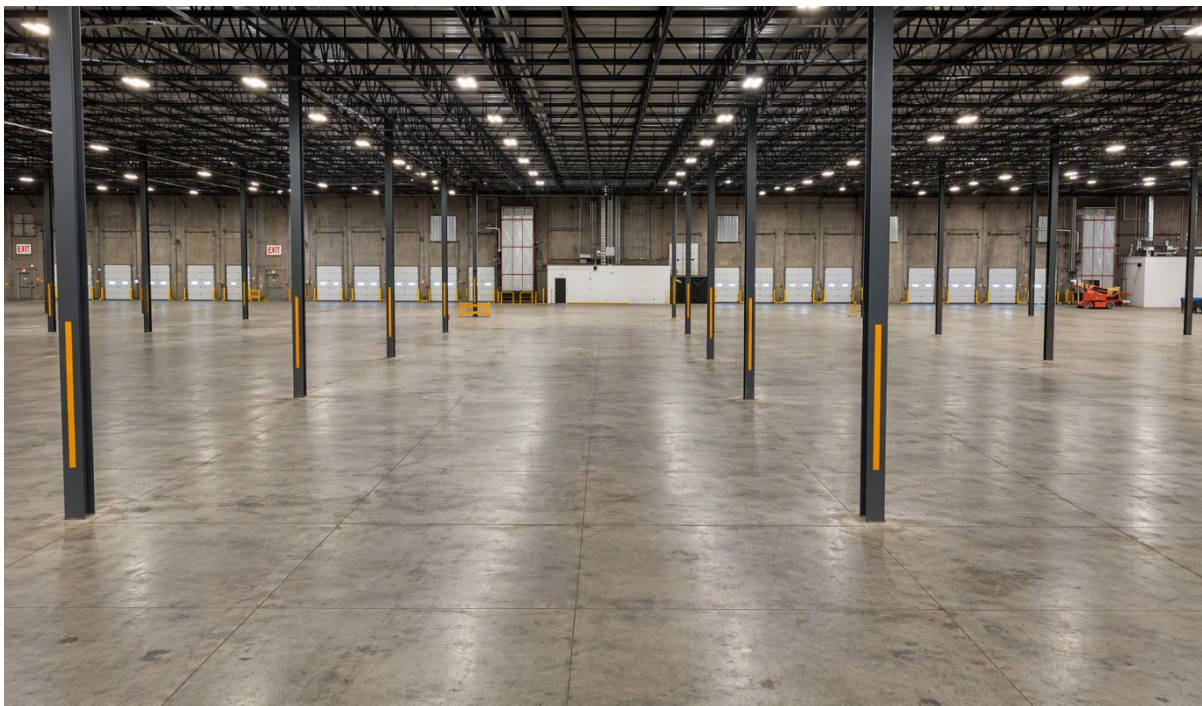
CUSHMAN & WAKEFIELD | EGS

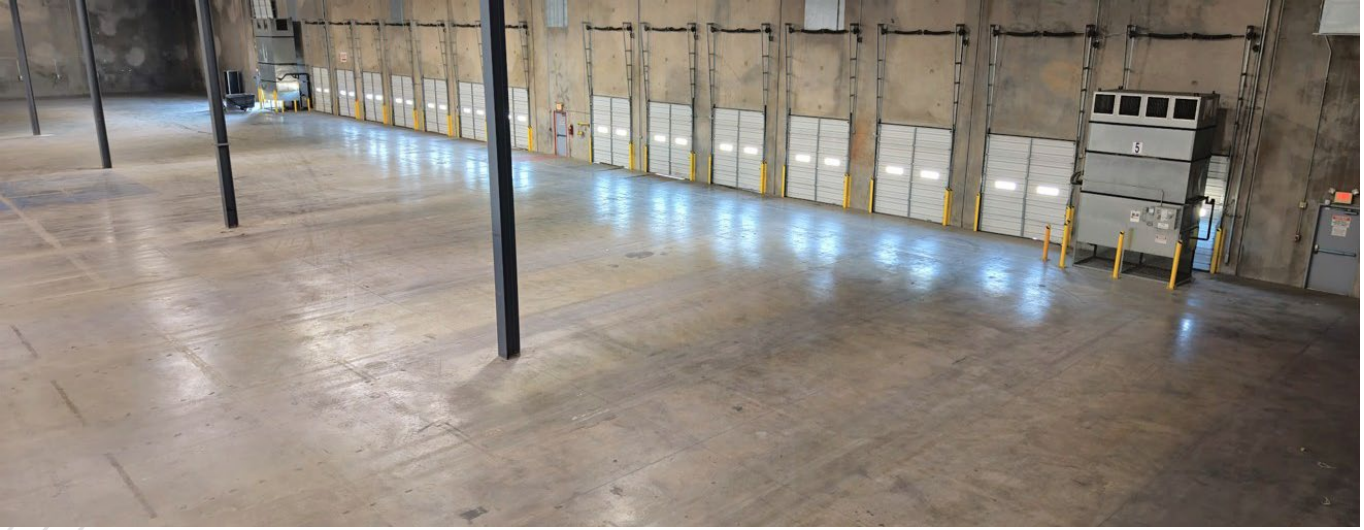
PROPERTY HIGHLIGHTS

Building SF:	386,760 SF
Available SF:	285,148 SF
Office SF:	16,472 SF
Clear Height:	32’
Column Spacing:	45’ x 52’
Sprinkler:	ESFR
Lighting:	LED
HVAC:	Fully climate-controlled (6 ARUs)
Electrical:	2,800 amp, 3-phase, 480-volt primary service*
Dock-high doors:	Sixty-two (62) 9’ x 10’ dock high doors
Drive-in doors:	One (1) 12’ x 14’ drive-in door
Car Parking:	128 parking spaces
Trailer Parking:	54 trailer parking spaces
Construction:	Concrete tilt-up
Year Built:	2006
Lease Rate:	$7.50 PSF (NNN)

*upon tenant verification









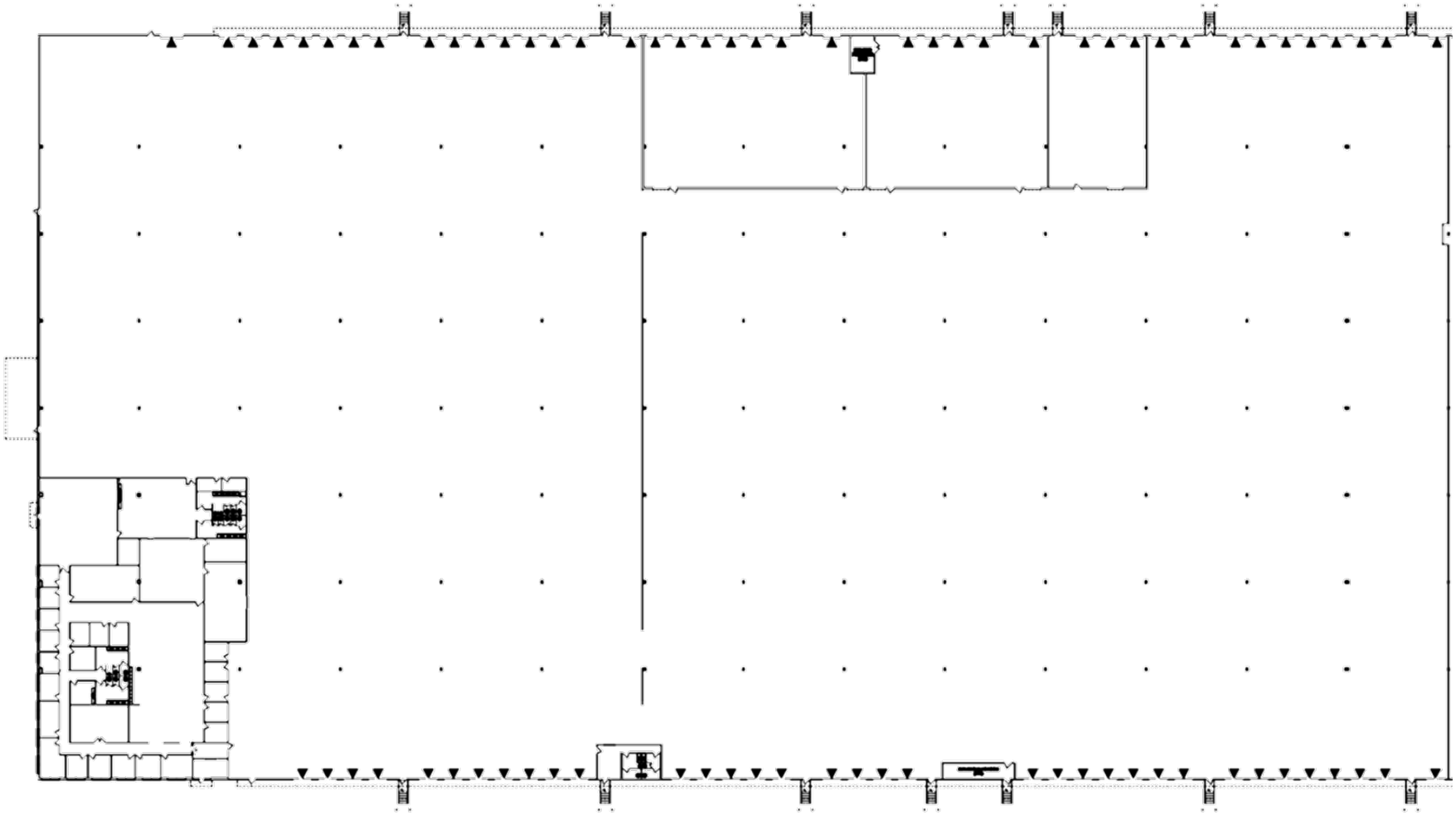




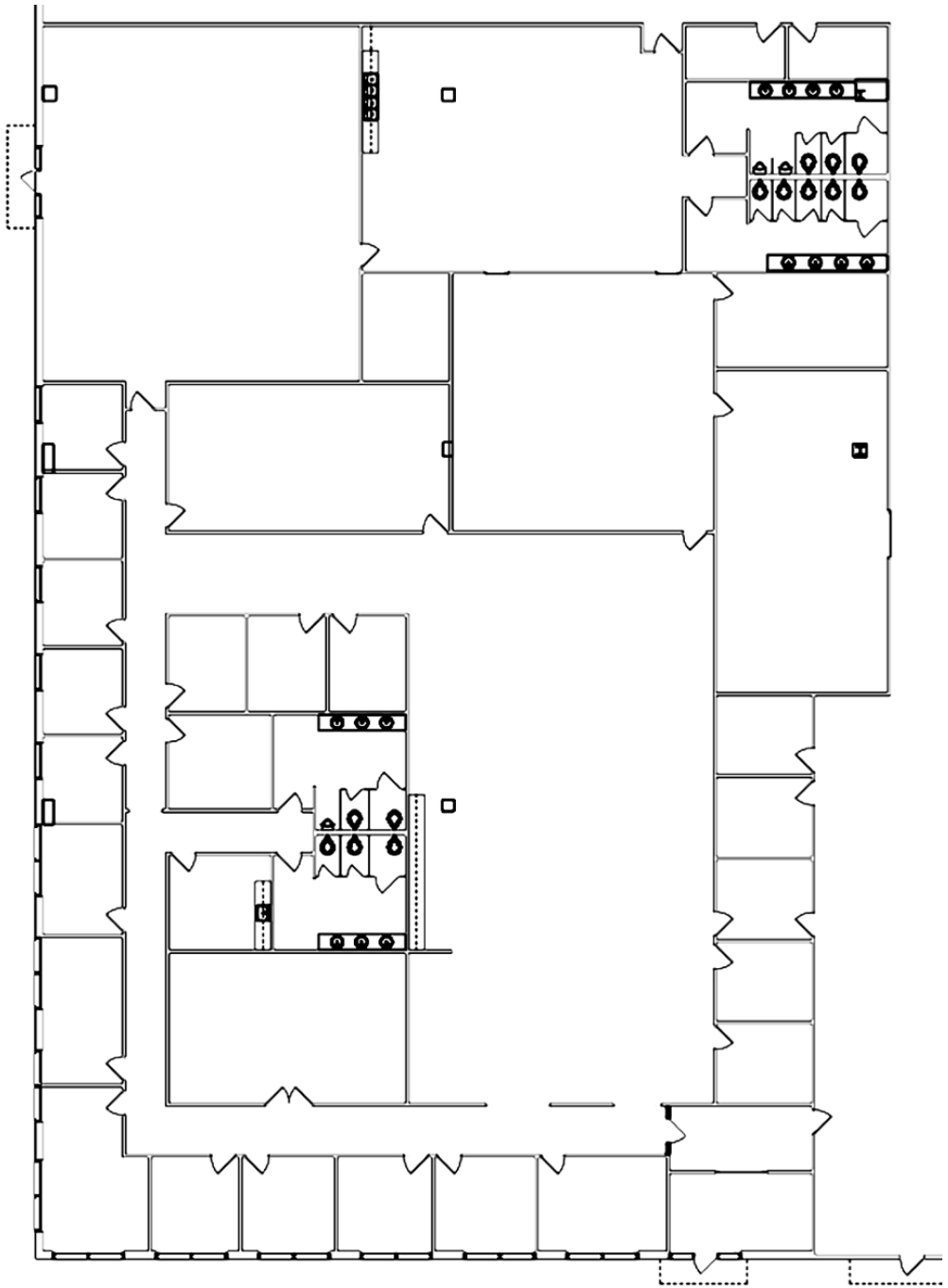
SITE PLAN


SITE ENTRY
TRUCK COURT - ±135' BLDG TO CURB
900'-2"
70' CONCRETE TRUCK APRON
NE DOCK WALL - DOORS FIELD-VERIFIED 10/13/2026
CAR PARKING - SE END
JEFFERSON METROPOLITAN PARKWAY
CAR PARKING - NW END
6600 JEFFERSON METROPOLITAN PKWY
BUILDING TOTAL 386,960 SF (BOMA)
LEASED
101,812 SF
AVAILABLE FOR LEASE
285,148 SF
300'-10"
70' CONCRETE TRUCK APRON
SW DOCK WALL - DOORS FIELD-VERIFIED 10/13/2026
SITE ENTRY
TRUCK COURT - 186' BLDG TO TRAILER-STALL END

FLOOR PLAN



OFFICE PLAN

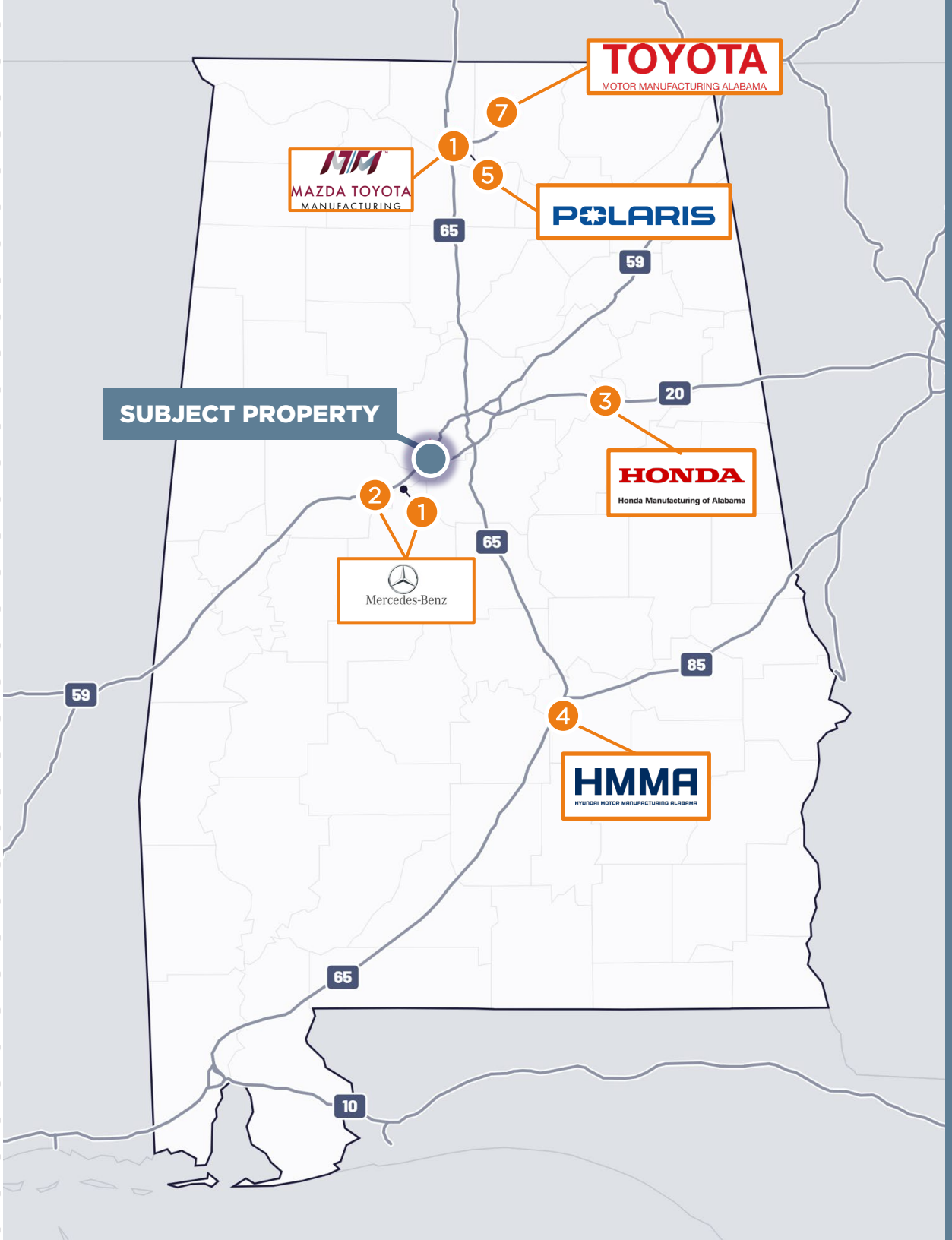


INDUSTRIAL PARK PLAN



REGIONAL CONNECTIVITY





AUTOMOTIVE PLANTS

DISTANCE FROM SUBJECT PROPERTY

6600 Jeff Met Parkway, McCalla, AL 35111

1	**Mercedes-Benz Battery Plan** Woodstock, AL	14 mi 20 min
2	**Mercedes-Benz U.S. International** Vance, AL	20 mi 24 min
3	**Honda Manufacturing of Alabama** Lincoln, AL	78 mi 1 hr 15 min
4	**Hyundai Motor Manufacturing** Montgomery, AL	108 mi 1 hr 40 min
5	**Polaris** Huntsville, AL	113 mi 1 hr 45 min
6	**Mazda Toyota Manufacturing** Huntsville, AL	115 mi 1 hr 47 min
7	**Toyota Motor Mfg. Alabama** Huntsville, AL	122 mi 1 hr 55 min



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jbyers@egsinc.com
+1 205 314 5555

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com

MORE INFO

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