

### Location

Subject Property is located in an industrial park near the Shelby County Airport in the Birmingham MSA with easy access to I-65 via Exit 234.

# **Property Overview**

Freestanding office/warehouse constructed originally for use as a wood related production facility. The facility features heavy power, excellent grade-level / drive-through loading, and a large clear-span area perfect for assembly or large scale fabrication.

#### Site Size

> +5.7 acres (+1.6 additional available)

# **Z**oning

> Light Industrial

#### **Year Built**

> 1989

Sales Price: Contact Broker

### **Building Features**

- > Steel frame, insulated metal construction
- > Radiant heat in the warehouse
- > Fluorescent and metal halide lighting
- > Exhaust fans and louvers
- > Compressed air lines
- > Separate restrooms for office and warehouse
- > Electrical: 480 volt. 3-Phase

### **Building Area**

Warehouse / Manufacturing	±82,610 SF
Office	±4,852 SF
Total Area	±87,462 SF
Dock-high doors:	3 with edge-of-dock levelers
Van-high doors:	1
Drive in doors:	11* (6 oversized)

<sup>\*</sup>Includes 2 drive-through bays



### **Building Photos**









### **Contact Us**

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