

# INDUSTRIAL FOR LEASE

32,214 ± SF Office / Warehouse



## SHADES CREEK BUSINESS PARK

101C Shades Creek Circle, Birmingham, AL 35211



# PROPERTY HIGHLIGHTS

Shades Creek Business Park, a 300,000± square foot, 3-building warehouse complex, is strategically located off Lakeshore Parkway in Birmingham, offering convenient access to I-65 for seamless transportation and distribution.

Building Size: 74,762 SF

Space Available: 32,214± SF (Suite 101C)

Lease Rate: \$7.95 PSF (NNN)

Office Area: 2,000± SF

Site Area: 4.31 AC

Zoning: M-1

Clear Height: 24'

Column Spacing: 63' x 57' (typical)

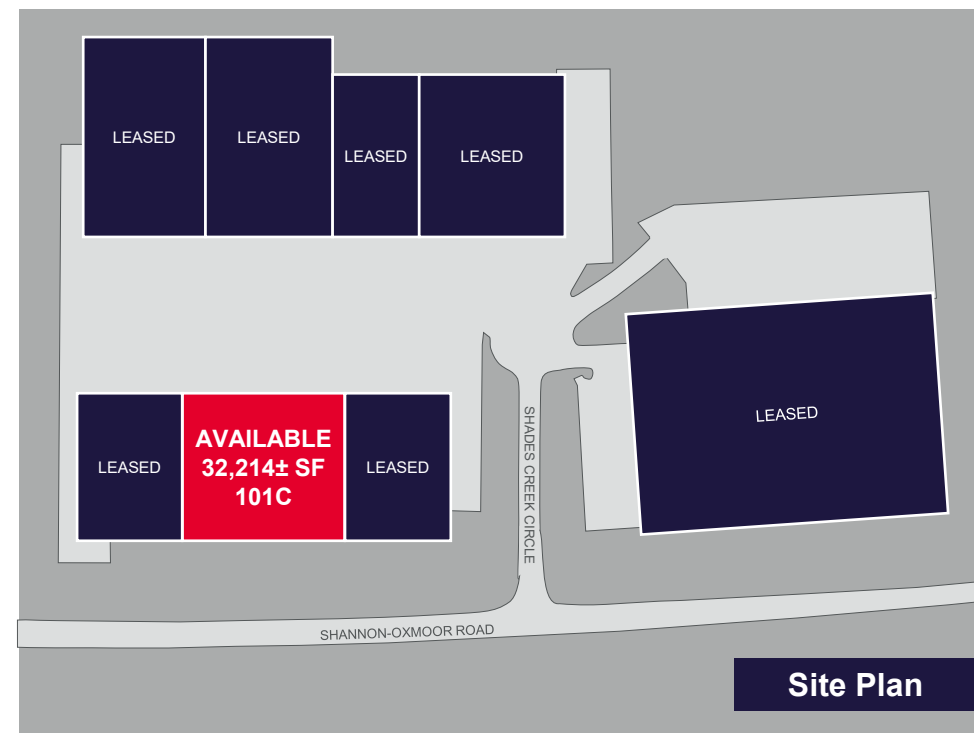
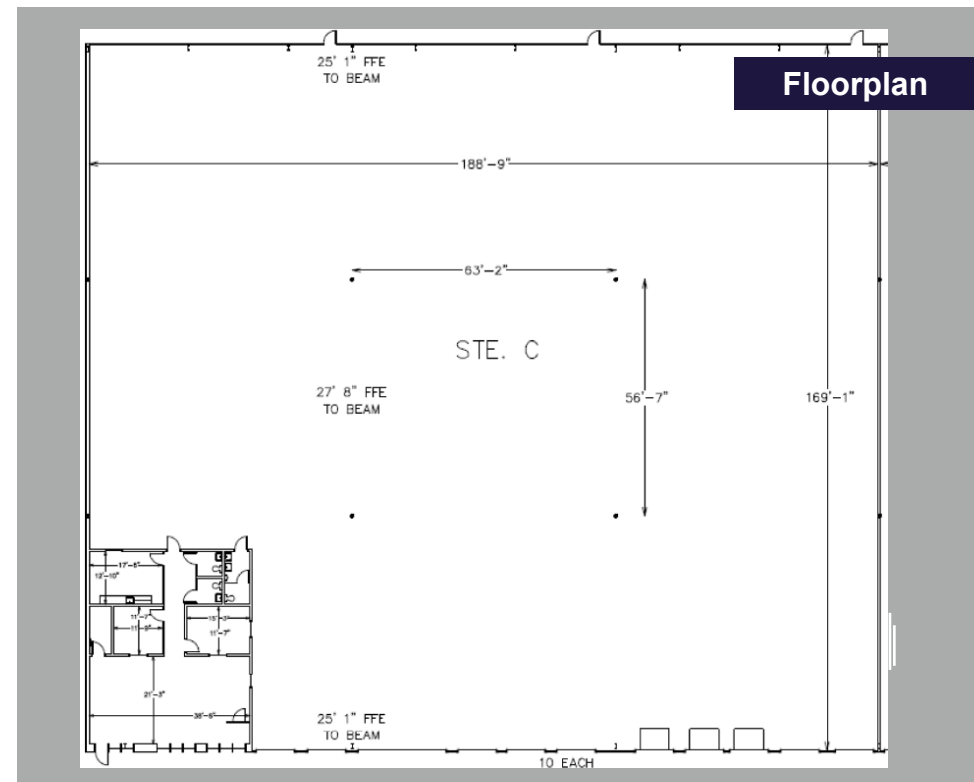
Loading: Ten (10) 9' x 10' dock-high doors and (1) 21' x 12' drive-in door

Building Depth: 170'

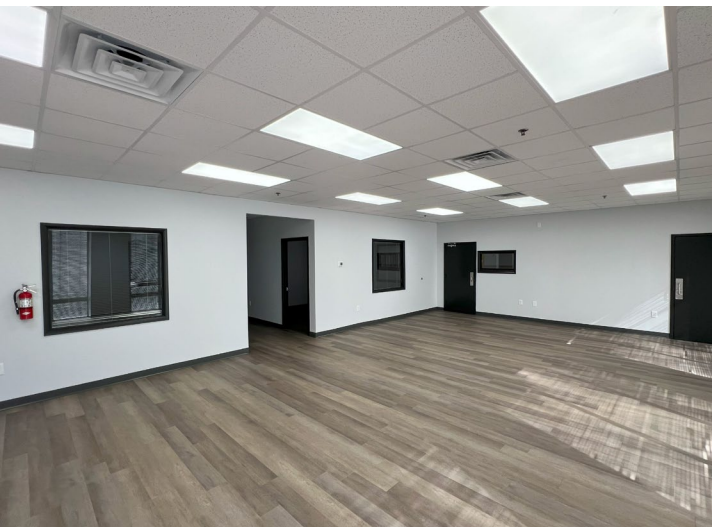
Sprinkler: ESFR

Construction: Concrete and Insulated Metal

Year Built: 2000











# CONTACT INFORMATION

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MORE INFO



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