

# INDUSTRIAL FOR LEASE

**32,214± SF Office / Warehouse**



## SHADES CREEK BUSINESS PARK

101C Shades Creek Circle, Birmingham, AL 35211

**STAG**  
INDUSTRIAL

CUSHMAN &  
WAKEFIELD | **EGS**

# 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)

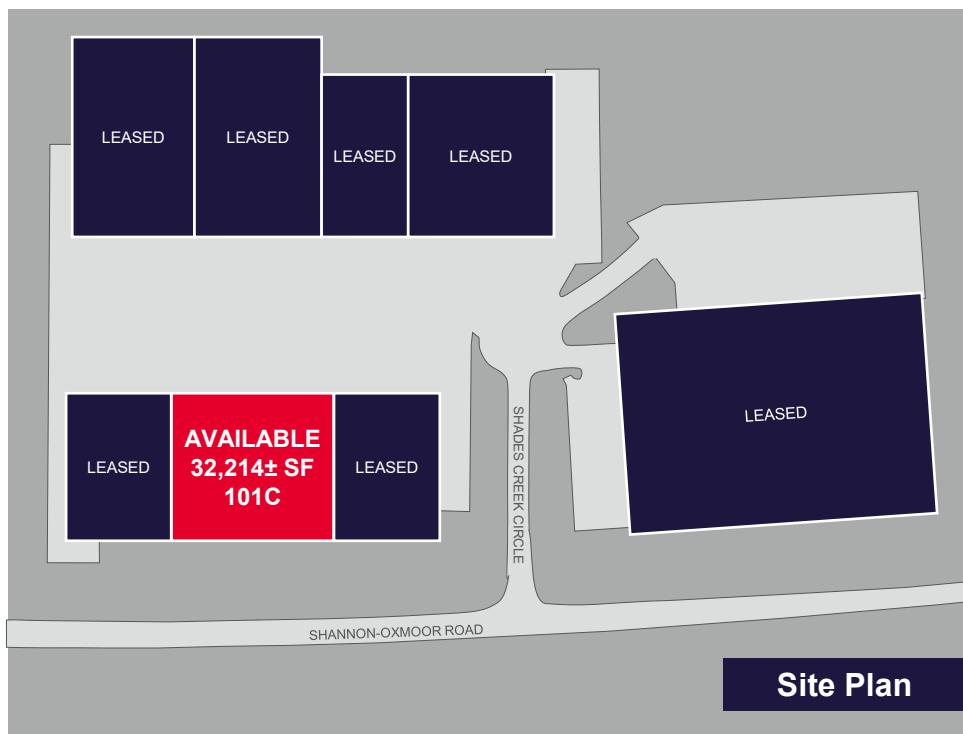
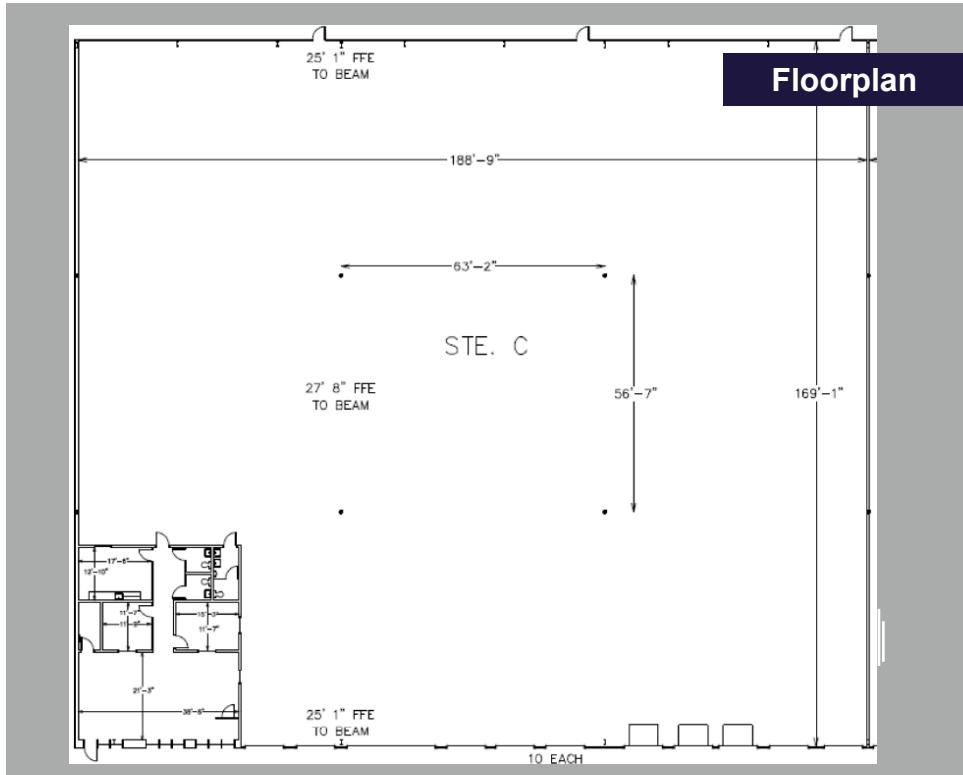
Loading: Ten (10) 9' x 10' dock-high doors and (1) 21' x 12' drive-in door

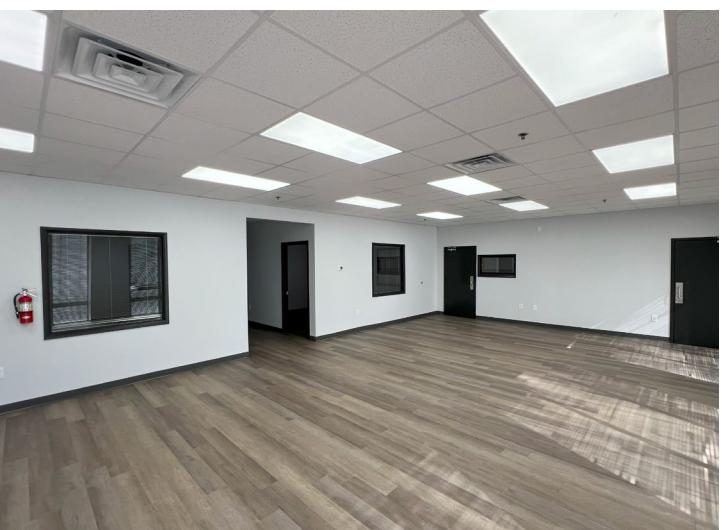
Building Depth: 170'

## Sprinkler: ESFR

## Construction: Concrete and Insulated Metal

Year Built: 2000





# CONTACT INFORMATION

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MORE INFO



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