



PROPERTY DESCRIPTION

Three buildings located blocks from Hwy 31 and only 1.3 miles to I-65 via Finley Blvd. 23,700 sf total with minimal office. Renovations included roof, siding, paint, 600 Amp, 3 Phase electrical, plumbing and newly built offices and restrooms. New fencing and gates around the perimeter of the 2.75 acre parcel with access from 29th Ave N or 28th Ave N.

PROPERTY HIGHLIGHTS

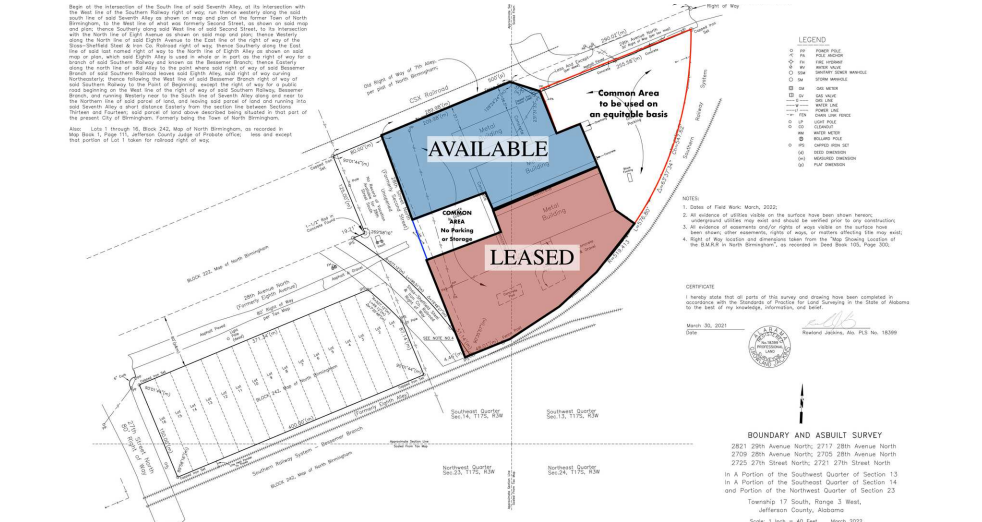
- Renovations Completed 2022
- Proximity to Hwy 31, I-65, I-20/59 and I-22
- Large Fenced Gravel Yard
- Gated Access from East and West

OFFERING SUMMARY

Lease Rate:	\$5.75 - 6.50 SF/yr (NNN)
Available SF:	13,000 SF
Lot Size:	2.75 Acres
Building Size:	23,520 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	233	848	3,073
Total Population	484	1,784	5,429
Average HH Income	\$20,212	\$19,917	\$22,567

BUD BALLARD
205.515.1505
bballard@redrockrg.com



BUD BALLARD
205.515.1505
bballard@redrockrg.com