

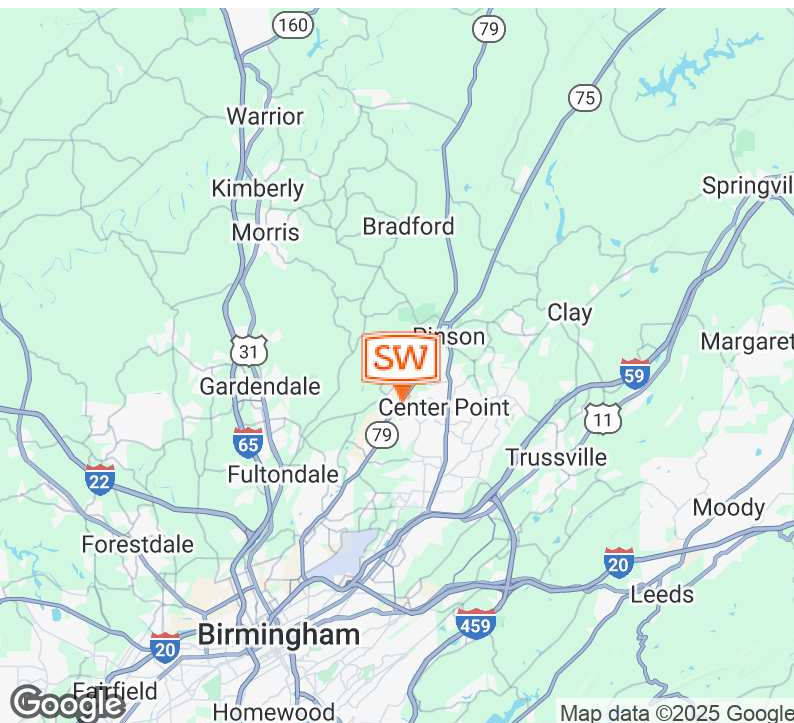
FOR SALE OR LEASE

4417 Pinson Valley Parkway

Birmingham, AL 35215



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$1,975,000
Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	±9.5 Acres
Building Size:	25,000 SF

PROPERTY DETAILS

- Building 1: 18,000 SF of Showroom
- Building 2: 7,000 SF Warehouse with 2 dock highs and 1 drive in
- Excellent visibility on Pinson Valley Parkway
- Ample parking
- Large lot with room for expansion

BLAKE SCHAFFER **SETH BERRY, SIOR**

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205.369.0809

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**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

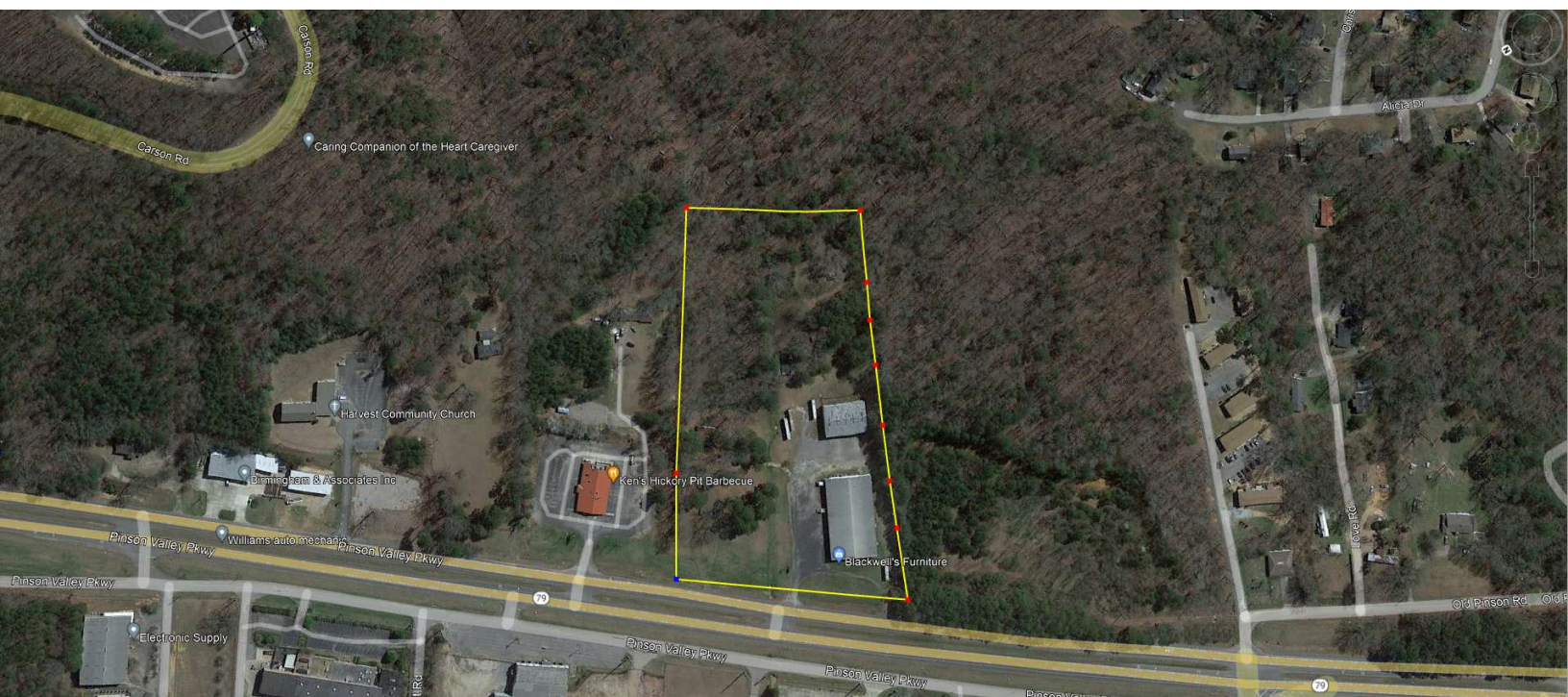
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