



For Lease | Recently Renovated



**Airport Highway Park
Building 3
524 35th St N, Birmingham, AL 35222**

±11,770 SF Office/Warehouse with Exclusive Yard

Tripp Alexander, CCIM, SIOR
Director of Industrial Services
+1 205 552 4343
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855

Property Details

Available SF

Office: Proposed $\pm 1,006$ SF
Warehouse: Proposed $\pm 10,764$ SF

Zoning

M2; Heavy industrial

Construction

Concrete/Metal

Clear Height

22'

Fire Sprinklers

100% wet system

Drive-In Doors

1

Dock-High Doors

4, including majority with levelers in place

Yard

$\pm 17,000$ SF exclusive lot / loading area

Park Setting

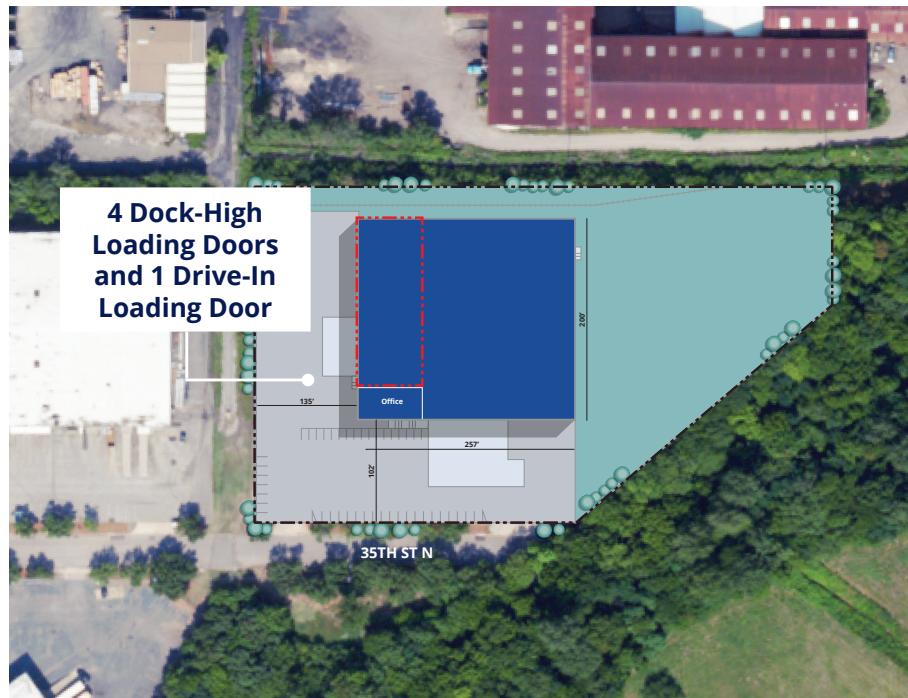
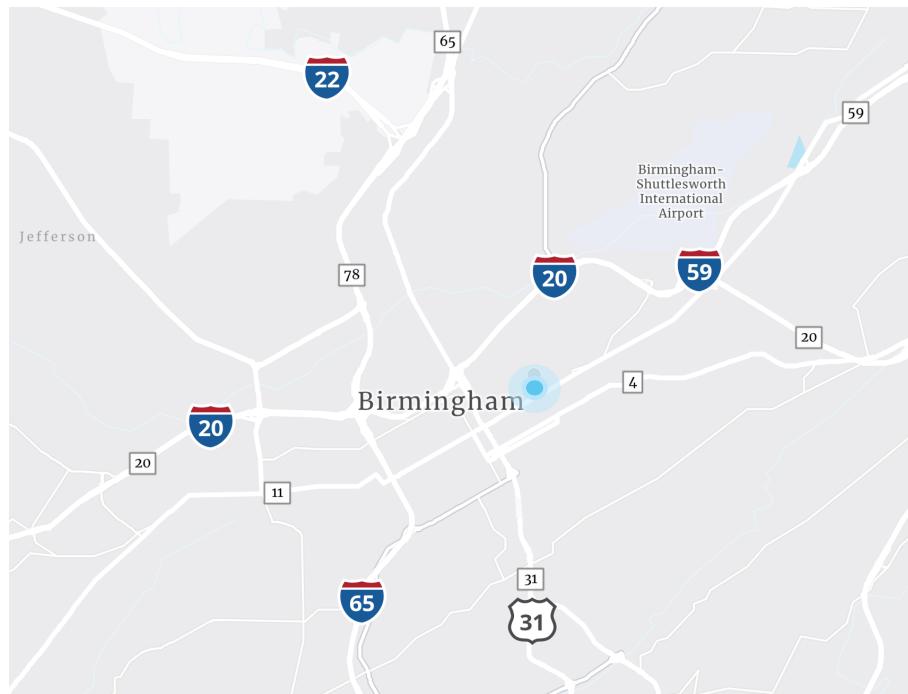
Airport Highway Park is a 300,000+ SF industrial park located just off I-20/59 between the Birmingham CBD and the airport.

Planned Renovation

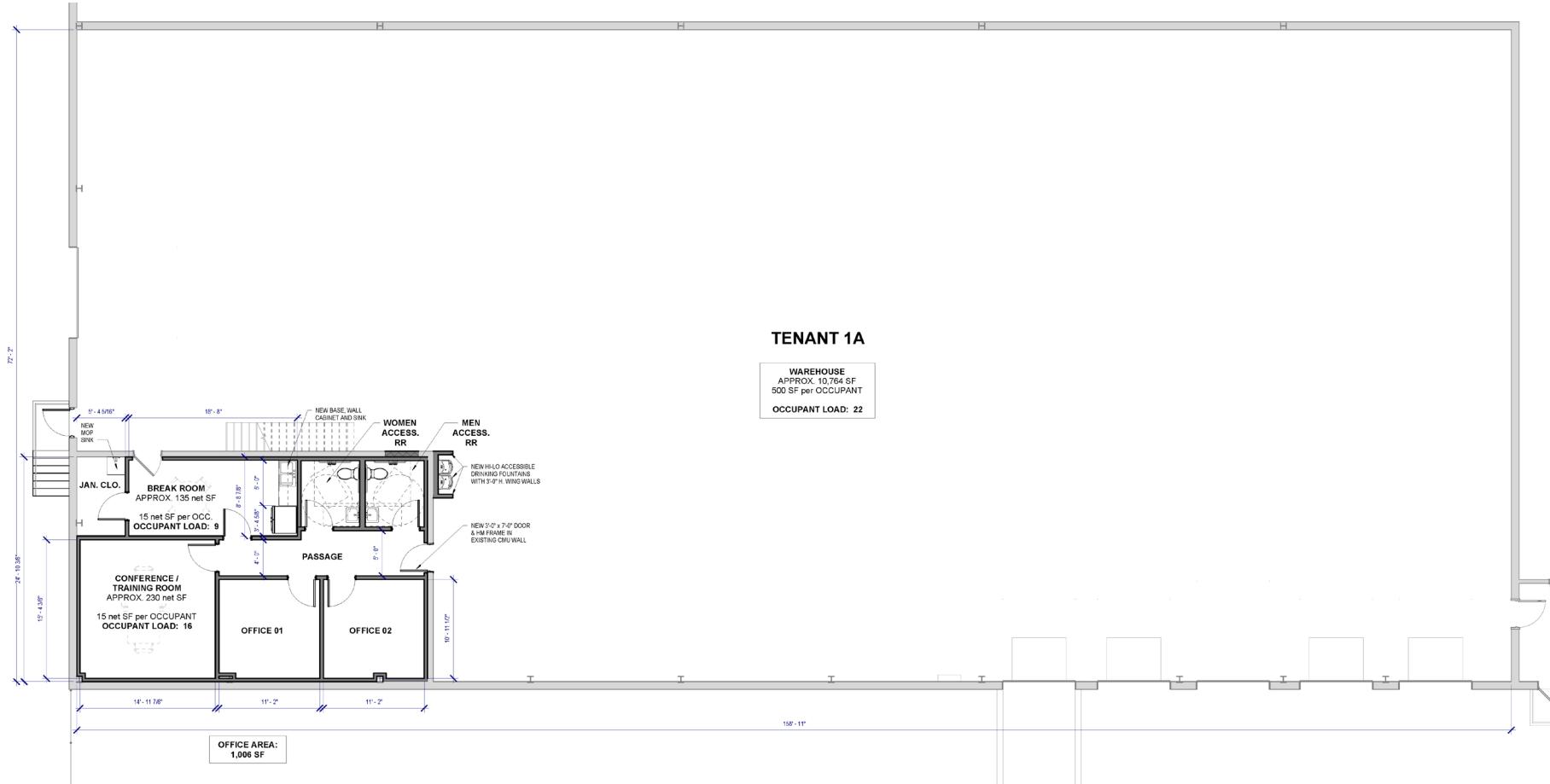
The entire park is in the process of a complete renovation. Improvements are planned for Subject Property including exterior painting, office renovations, warehouse lighting, etc.

Lease Rate:

Contact Broker



Proposed Space Plan



Tripp Alexander, CCIM, SIOR
Director of Industrial Services
+1 205 552 4343
tripp.azar@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855

Submarket Map



Tripp Alexander, CCIM, SIOR
Director of Industrial Services
+1 205 552 4343
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855