# FREESTANDING WAREHOUSE FOR LEASE

GrahamCompany.com



1811 Woodlands Industrial Drive | Birmingham, AL 35173



## **FOR LEASE**

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**BUILDING SIZE** 130,000 SF

**SITE SIZE** 14 Acres

#### LEASE RATE: \$5.65 PSF/NNN

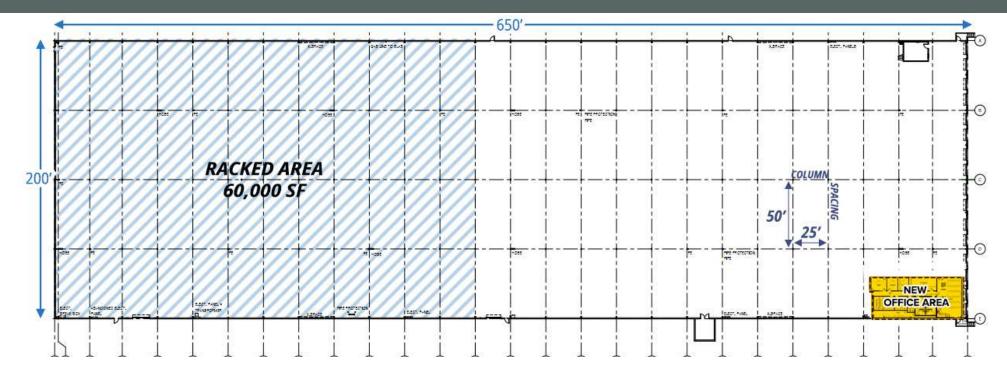
#### PROPERTY HIGHLIGHTS

- Distribution warehouse within Woodlands Industrial Park and approximately 1 mile from US Hwy. 78 and I-20
- 3,150 SF office area in excellent condition; includes large shipping office, break/gathering room, and private offices
- Ceiling heights: 17' eave 21' center
- T-5 Fluorescent lighting
- Power: 1200 amp 480/277v Main Panel
- Sprinkler: wet system
- (12) Dock high doors with dock levelers and (1) 12' x 16'
  Drive-in door
- Column spacing: 50' x 25'
- Approximately 60,000 SF racked bays
- Large concrete truck apron with spots for trailer storage
- Fenced outside storage





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