

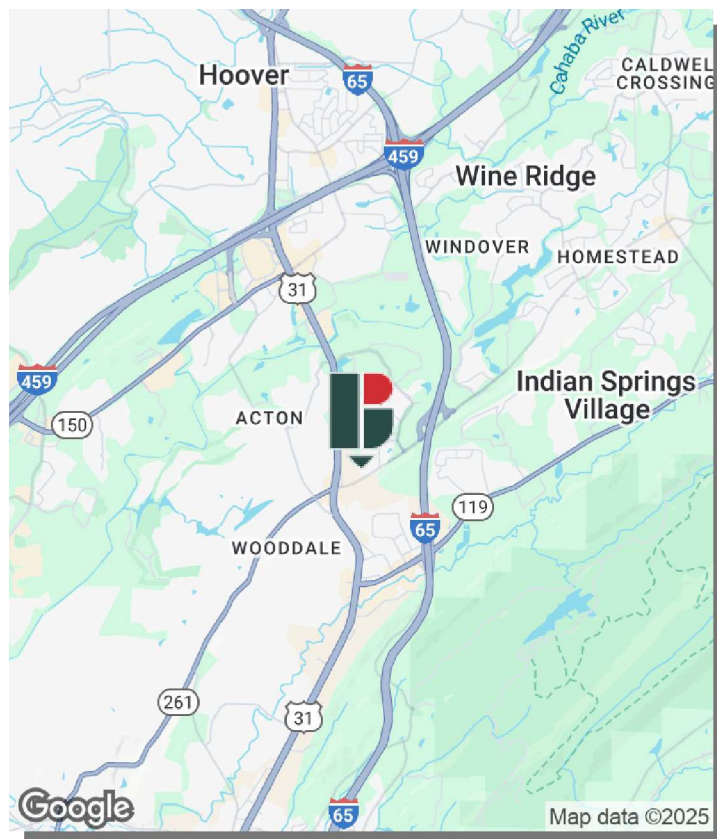


140 BUSINESS CENTER DRIVE

BIRMINGHAM, AL 35244

PROPERTY FEATURES

- +/- 10,535 SF office/warehouse
- +/- 6,535 SF of warehouse (+/- 1,200 SF conditioned warehouse space)
- +/- 4,000 SF office
- 8 offices, 1 executive office, large conference room, two restrooms and break area
- 14' – 16' ceiling height
- 800amp/240V power
- 1 loading dock
- 1 drive-in door
- Graveled laydown yard
- 16 designated auto parks
- Extremely rare vacancy off Valleydale Road and less than 1/2 mile from both Highway 31 and I-65
- Sublease available through 8/31/2027

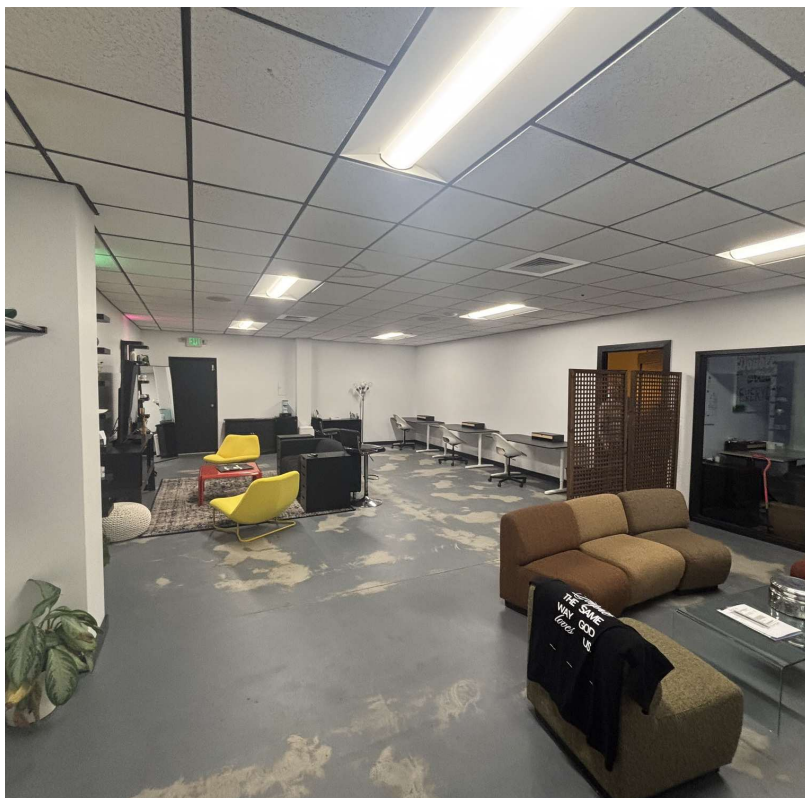


SUBLEASE RATE:
Call for Pricing

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