

# OFFICE/WAREHOUSE WITH YARD FOR SALE/LEASE

GrahamCompany.com



FOR SALE/LEASE | 3708 8th Avenue North, Birmingham, AL 35222

**FOR SALE / LEASE**

## Office/Warehouse with Yard FOR SALE / LEASE

3708 8th Avenue North  
Birmingham, AL 35222

**BUILDING SIZE** 19,440 SF

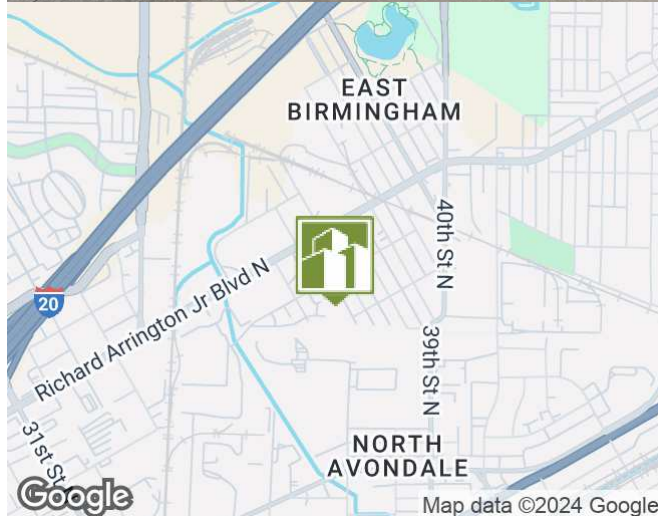
**SITE SIZE** 1.63 Acres

**PRICE: \$749,000/LEASE RATE: \$3.95 SF**

LEASE RATE: NNN

### PROPERTY HIGHLIGHTS

- Office renovated in 2023
- 1-Acre fenced yard
- (2) 12'x12' Grade level doors
- 12' Clear ceiling height
- New roof in 2023
- New insulation in 2023
- New metal siding in 2023
- Adjacent to Nucor Tubular Products and Airport Highway Park



Information deemed reliable; not guaranteed.

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