

FOR SUBLEASE

Freestanding Oxmoor Office/Warehouse

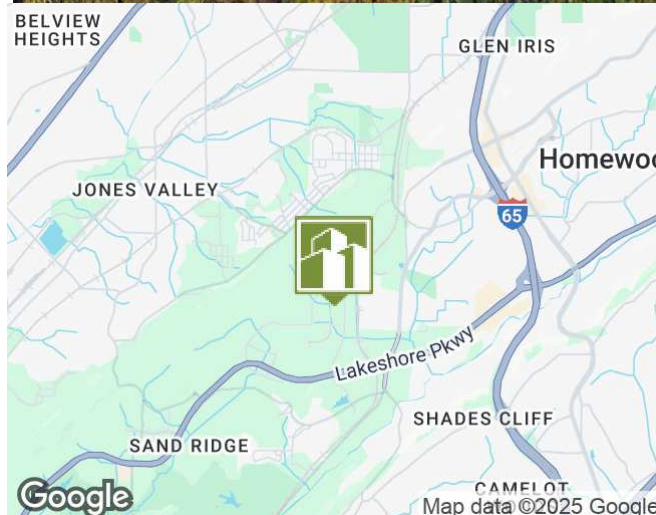
300 Industrial Dr
Birmingham, AL 35211

BUILDING SIZE 81,840 SF
SITE SIZE 6.52 Acres
ZONING I-3, Light industrial

SUBLEASE RATE: \$5.95 SF/(NNN)

PROPERTY HIGHLIGHTS

- 81,840 SF, CTU Industrial facility, includes: \pm 5,000 SF office, 4,200 SF freezer/cooler area (2,400 SF -10° freezer & 1,400 SF 36° cooler), warehouse space, plus a separate drive-in shop on 6.52 acres
- Loading:** (9) Dock high doors & (4) drive-in doors
- Ceiling height:** 22' - 28'
- Electrical:** 480/277 3-Phase, main transformer
- T-5 Fluorescent lighting with motion sensors and wet & dry sprinklers
- Drive-in shop is 2,560 SF with (3) drive-in doors
- Large paved and gravel lot for outside storage trailer & employee parking
- Lease term expires 12/31/2029



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