

# 802 41ST ST N

Birmingham, AL 35212



**INDUSTRIAL SALE LEASEBACK INVESTMENT OPPORTUNITY**



Commercial Real Estate

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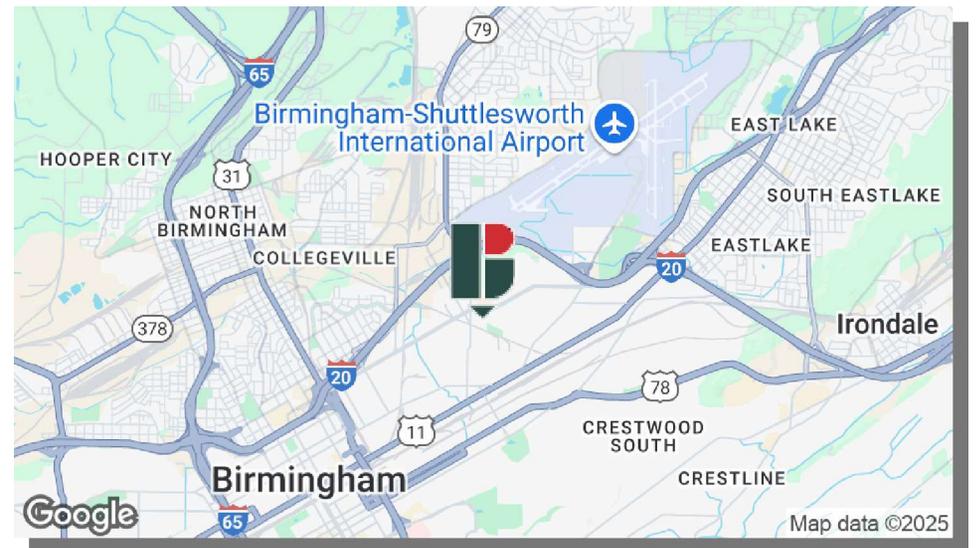
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BIRMINGHAM, AL 35212

### PROPERTY FEATURES

- +/- 62,750 SF total office/warehouse
  - +/- 1,500 SF modular office
  - +/- 61,250 SF of warehouse
- +/- 12,000 SF covered loading area with dock platform (excluded from total SF)
- +/- 3,600 SF shed with drive in door (excluded from total SF)
- Five (5) dock high doors (10' x 10')
- Two (2) oversized drive-in doors (16'x16')
- Dock platform with six (6) loading positions
- +/- 22' clear height
- Roof replaced on 45,000 SF of building in Summer 2023
- Two (2) industrial warehouse fans
- Two 5-ton bridge cranes
- Less than 1 mile from I/20/59
- Trailer / outdoor storage
- Located in an Opportunity Zone



**SALE PRICE: \$4,500,000 (7.45% CAP RATE)**

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**Investment Highlights**

Tenant:	Park Transfer and Storage Co Inc.
Tenant Time at Location:	6-years
New Lease Term:	5-years
Renewal Option:	Two 5-year options
Rental Rate:	\$5.35/SF NNN

**Tenant Overview** *Park Moving*

Park Moving & Storage is a privately held, full service transportation and warehousing company headquartered in Birmingham, Alabama, originally founded in 1963. With over six decades of experience, the firm offers residential and commercial local and interstate moving, as well as professional packing, storage, and assembly services. Employing a dedicated team of licensed specialists, Park Moving emphasizes safe, efficient service and aims to minimize operational disruption during moves. Park Moving & Storage combines long standing industry presence with comprehensive moving and storage solutions, positioning itself as a reliable partner for residential and commercial relocations.

**Preferred Partners**



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