

## FOR SALE

# ± 12,500 Single-Tenant Office/ Warehouse Facility

4485 Pinson Valley Parkway, Birmingham, AL 35215

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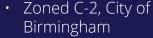
#### **Colliers Alabama**

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# Property Overview

4485 Pinson Valley Parkway

Building Area	±12,500 SF (two Buildings)
Lot Area	±0.41 Acres
Office Area	±4,500 SF
Warehouse/ Shop Space	±8,000 SF (two buildings)
Miscellaneous Details	<ul> <li>10 Private Offices</li> <li>Training &amp; Conference Rooms</li> <li>Small fenced/ gated side yard</li> <li>±1,200 SF (50'x24') shed</li> <li>Zoned C-2, City of Birmingham</li> </ul>







For Sale: \$937,500

## Building **Details**

#### Main Building

±8,500 SF	
Office Area	±4,500 SF on 2 floors
	<ul><li> 2 stairwells</li><li> Training &amp; conference rooms</li><li> 10 private offices</li></ul>
Warehouse/ Production Space	±4,000 SF
Drive-In Doors	Four (4) grade-level drive-in doors One drive-through bay
Yard	Small fenced/gated side yard
<b>Ceiling Height</b>	20'
Power	200-amp 208v single phase power

### Shop Building

±4,000 SF

Building Dimensions	40' × 100'
Drive-In Doors	Three (3) 16'x14' (height x width) grade level drive-in doors
Ceiling Height	17'-20'
Power	200-amp 208v 3 phase power
Additional Details	Separate storage area with drive- in door within building

### Shed

#### ±1,200 SF

Shed Dimensions

50' x 24'







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