



FOR SALE

± 12,500 Single-Tenant Office/ Warehouse Facility

4485 Pinson Valley Parkway, Birmingham, AL 35215

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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

- 10 Private Offices
- Training & Conference Rooms
- Small fenced/ gated side yard
- ±1,200 SF (50'x24') shed
- Zoned C-2, City of Birmingham



Conference Room



Shop Building

For Sale:

\$937,500

Building Details

Main Building

±8,500 SF

Office Area	±4,500 SF on 2 floors
	<ul style="list-style-type: none">• 2 stairwells• Training & conference rooms• 10 private offices

Warehouse/ Production Space	±4,000 SF
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Drive-In Doors	Four (4) grade-level drive-in doors One drive-through bay
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Yard	Small fenced/gated side yard
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Ceiling Height	20'
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Power	200-amp 208v single phase power
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Shop Building

±4,000 SF

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

±1,200 SF

Shed Dimensions	50' x 24'
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