

# RAIL SERVED INDUSTRIAL FACILITY SUBLEASE AVAILABLE

GrahamCompany.com



FOR SUBLEASE | 3200 Pinson Valley Parkway, Birmingham, AL 35217

**FOR SUBLEASE**

## Rail Served Industrial Facility Bulk Distribution Space

3200 Pinson Valley Parkway  
Birmingham, AL 35217

**BUILDING SIZE:** 153,220 SF

**SPACE AVAILABLE:** 45,000 SF

**SITE SIZE:** 16.01 Acres

**SUBLEASE RATE: \$6.75/SF**

NNN RATE

### SUBLEASE HIGHLIGHTS

- 45,000 SF Sublease available
- Fully sprinklered
- CSX Rail, internal spur
- Dock-high and drive-in loading
- Loading docks equipped with pit levelers, dock locks and seals
- 19' - 26' Ceiling height
- Office space availability to be determined
- Expansion area and /or outside storage area
- Two existing transformers: 1500 KVA & 300 KVA
- Master lease expires 6/30/27



Information deemed reliable; not guaranteed.

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