



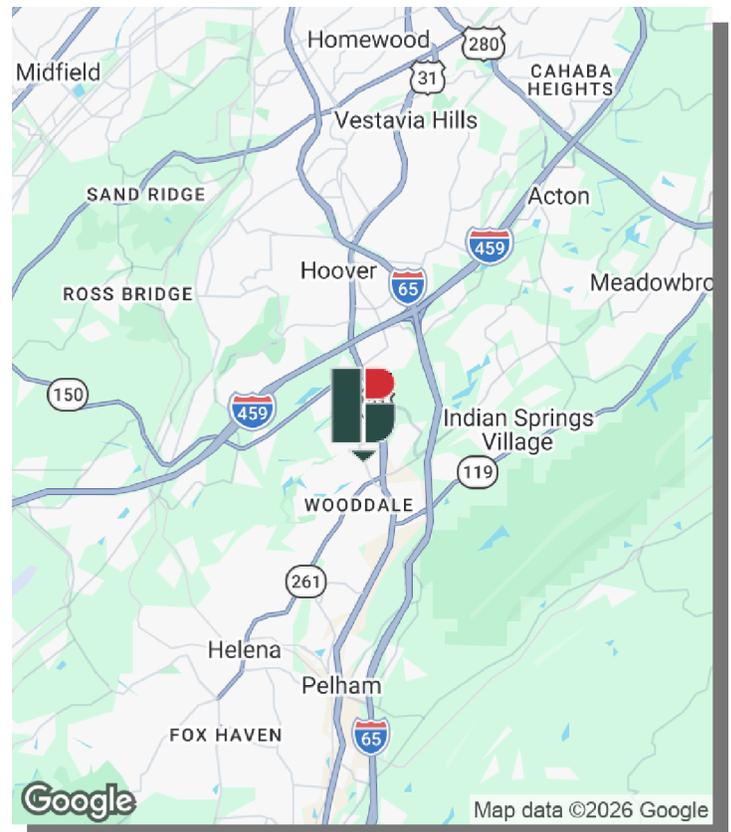
2010 OLD MONTGOMERY HWY

BIRMINGHAM, AL 35244

PROPERTY FEATURES

- +/- 7,200 SF
- +/- 4,000 SF warehouse
- +/- 3,200 SF office
- Owner willing to remove office space for additional warehouse space
- Three (3) loading docks with the ability to add more
- One (1) 5' wide ramp
- Ceiling Height 12'
- Entire park recently went through renovations
- Conveniently located in one of the top submarkets in Shelby County with great access and plenty of parking

LEASE RATE:
\$9.50 SF/NNN



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