

7,200 SF FLEX SPACE

2010 Old Montgomery Hwy, Birmingham, AL 35244



OFFERING SUMMARY

Available SF: 7,200 SF

Lease Rate: \$14.00 SF/yr (MG)

Year Built: 1989

Zoning: M-1

PROPERTY OVERVIEW

This 7,200 SF flex space offers an ideal balance of functionality and efficiency, featuring approximately 40% office and 60% warehouse space. The office area includes multiple private offices, an open work area, and a welcoming reception space, providing a professional environment for daily operations. The warehouse portion is equipped with three dock-high doors and one drive-in door with a ramp, allowing for easy loading, unloading, and logistics management. With its clean presentation, versatile layout, and practical design, the property is well-suited for light industrial, service, or distribution users seeking a convenient and adaptable facility.

WALTER KELLEY
205.235.0440
walterk@acrerep.com

GRIFFIN CARROLL
205.235.0440
griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC
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Birmingham, AL 35205
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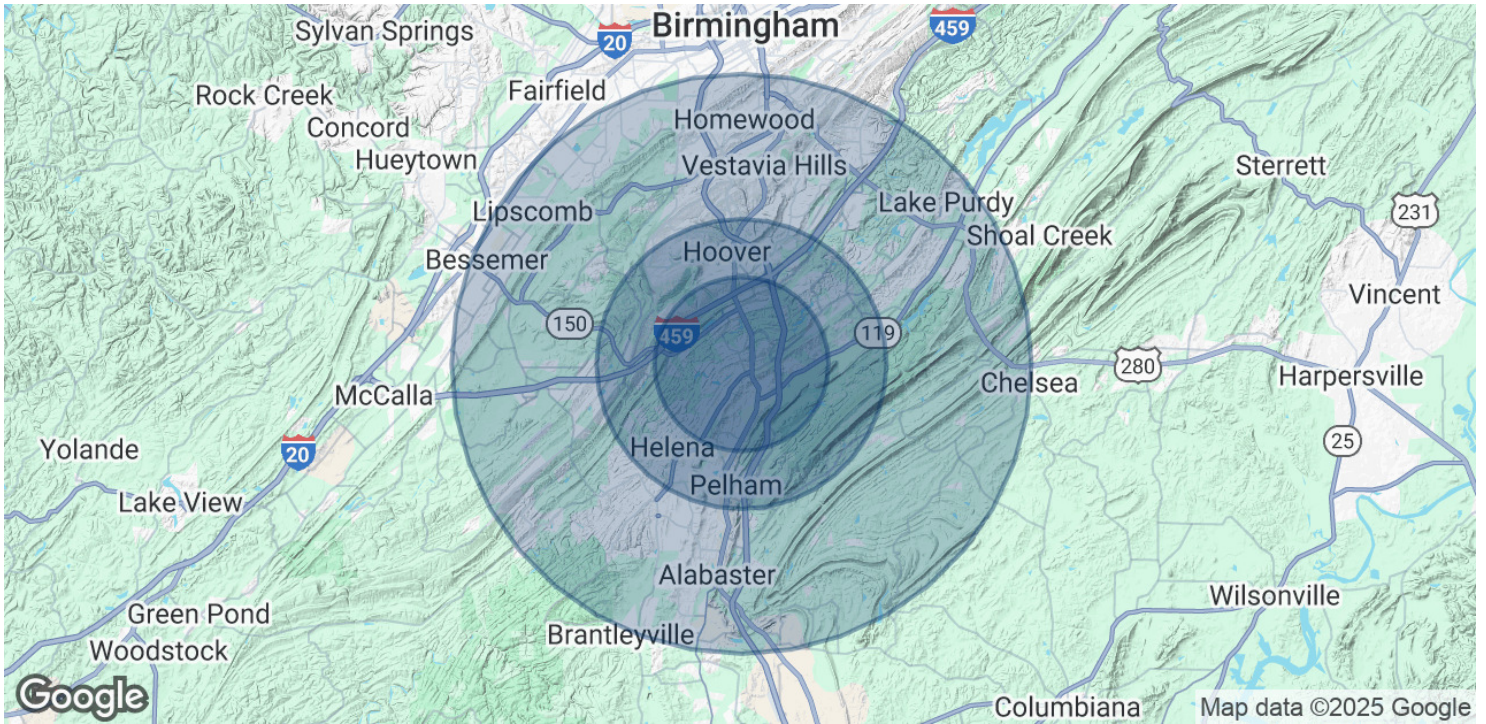
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,512	106,920	349,790
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,607	43,355	140,777
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$106,668	\$120,199	\$118,628
Average House Value	\$334,216	\$377,178	\$387,059

Demographics data derived from AlphaMap

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