



# WAREHOUSE AND MANUFACTURING FACILITY UP TO 140,000 SF FOR LEASE

**124 CARSON ROAD N, BIRMINGHAM, AL 35215**

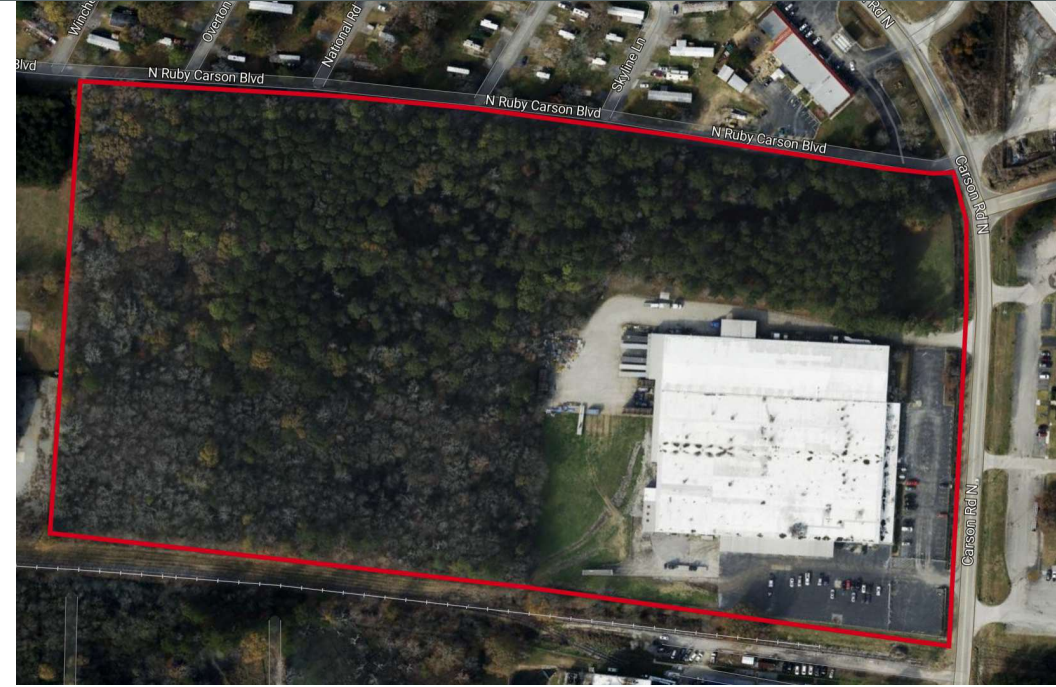


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# 124 CARSON RD N | FOR LEASE



## PROPERTY DESCRIPTION

**140,000 SF Warehouse and manufacturing** facility on a 27.53 acre site, with the ability to subdivide. The building is fully fenced with a security gate. The fire alarm system is monitored by Center Point Fire Department. Facility originally served with two CSX rail spurs, with capabilities for spurs to be re-installed.

## LEASE RATE: \$6.95 PSF/NNN

- Zoned I-4, Jefferson County
- 2,600 SF office area, layout includes private offices, conference room, open work area, break room and restrooms
- Wet sprinkler system
- 17' - 23' Clear height
- Loading: (6) Dock-high with locks, (2) drive-in and (1) covered loading dock with leveler
- (3) Cranes: 1/2 ton, 1 ton & 3 ton
- New roof in 2013 with a 20-year warranty
- Electrical: 3-Phase 2,000a; 277/480v 3,500 KVA; 277/480v 3,750 KVA

