

**FOR SALE / LEASE**

# Freestanding Industrial Facility FOR SALE / LEASE

4330 Florence St.  
Birmingham, AL 35217

**BUILDING SIZE** ±28,000 SF

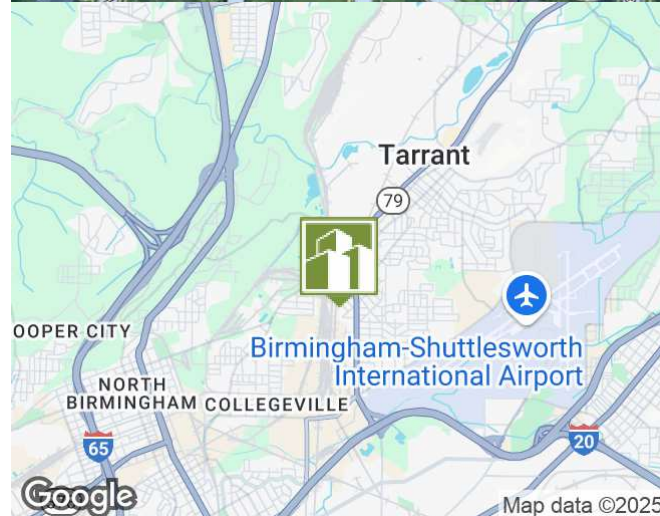
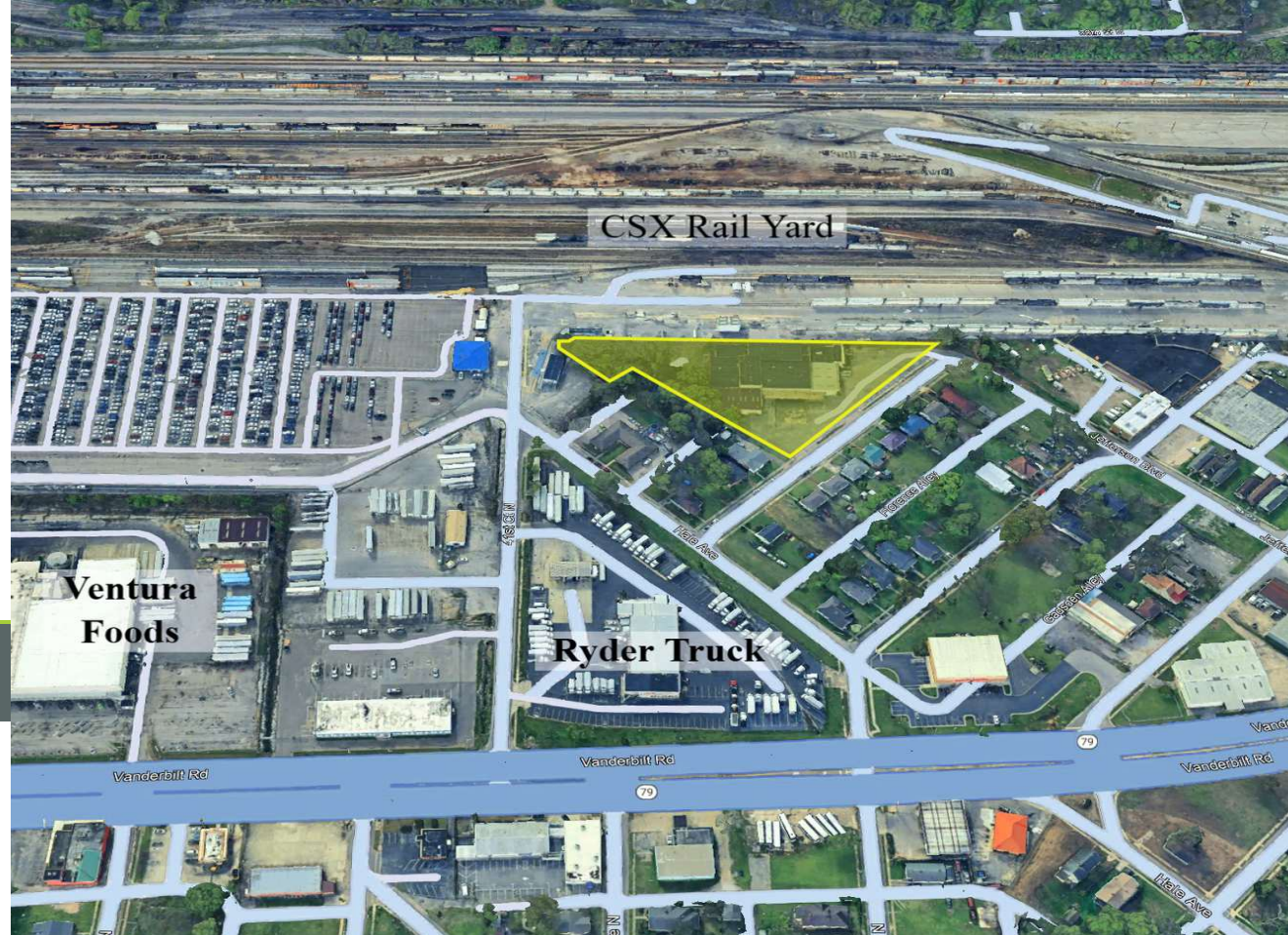
**SITE SIZE** ±2 Acres

**SALE PRICE** \$795,000.00

LEASE RATE: \$5.50 PER SF/NNN

## PROPERTY HIGHLIGHTS

- Office/warehouse less than a mile from I-59 and less than 2 miles from the Birmingham-Shuttlesworth International Airport.
- ±2,000 SF office area
- Zoned: M2-R, City of Birmingham
- Dock-high and grade level loading
- Covered loading area
- Large paved area for parking
- Storage area in rear or could be used for expansion
- Site is adjacent to CSX Rail yard and Ventura Foods



Information deemed reliable; not guaranteed.

**JOHN COLEMAN, SIOR**  
johnc@grahamcompany.com  
205.380.1075

**JACK BROWN, SIOR**  
jackb@grahamcompany.com  
205.380.1070

**205.871.7100**  
GrahamCompany.com