

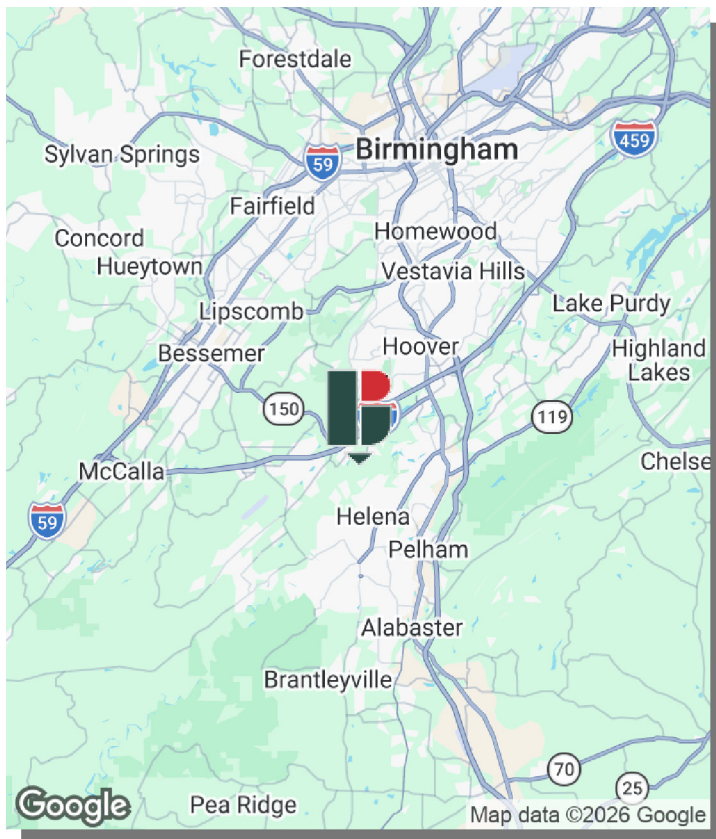


## 509 MINERAL TRACE

HOOVER, AL 35244

### PROPERTY FEATURES

- Suite 300: +/- 6,000 SF Office/Warehouse available for lease
- +/- 3,000 SF of office
- +/- 3,000 SF of warehouse
- Newly finished office space
- Ample parking spaces
- One (1) drive in door: 14' x 12'
- One (1) loading dock: 8' x 8'
- Ceiling height: 14' – 16'



LEASE RATE:  
\$15.00 SF/yr (Modified Gross)

**Sonny Potter**

rspotter@jhberry.com  
205.313.4367

**Philip Currie, SIOR, CCIM**

pcurrie@jhberry.com  
205.313.4369





**Sonny Potter**

rspotter@jhberry.com  
205.313.4367

**Philip Currie, SIOR, CCIM**

pcurrie@jhberry.com  
205.313.4369