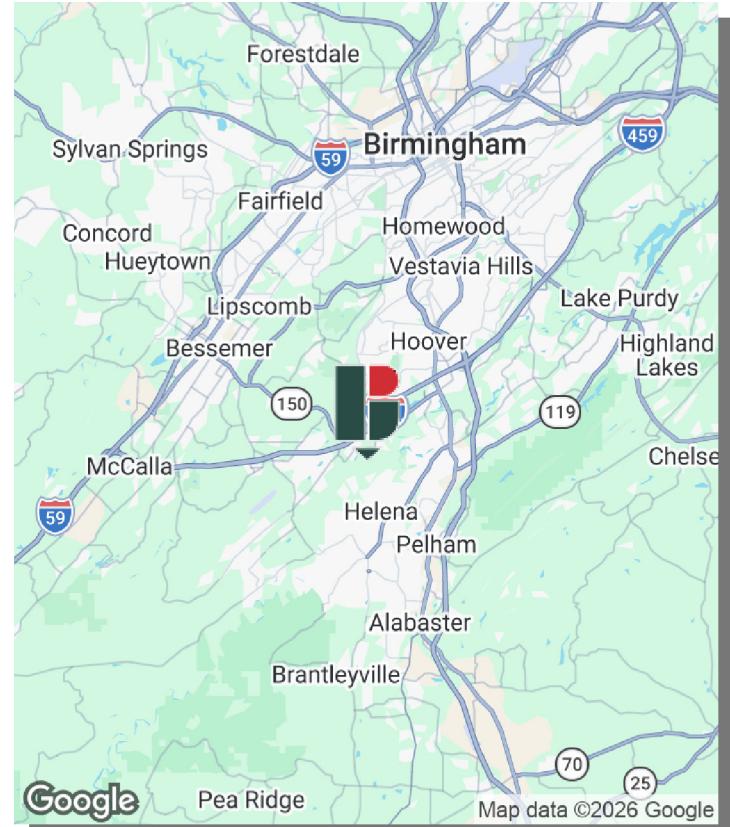


**509 MINERAL TRACE**

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)

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