

# FOR SALE OR LEASE

23,598sf Food Distribution Facility  
1421 Robinwood Circle, Birmingham, AL 35217



RED ROCK



## BONUS COMMISSION!!!!

5% paid to procuring broker.

813.309.2875

VP Commercial Brokerage

trushing@redrockrg.com

**TRISH RUSHING, CCIM**

731.215.0210

Cfowler@prosperwith.us

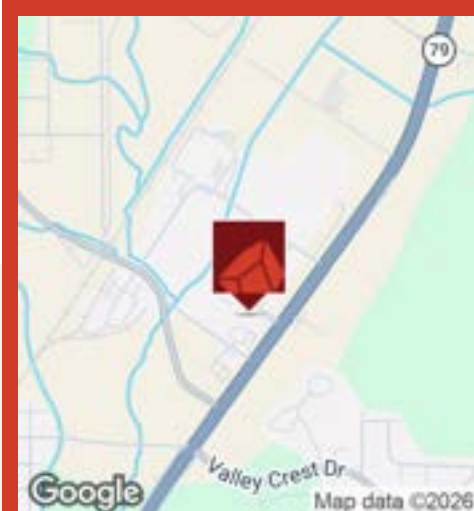
**CLAY FOWLER**

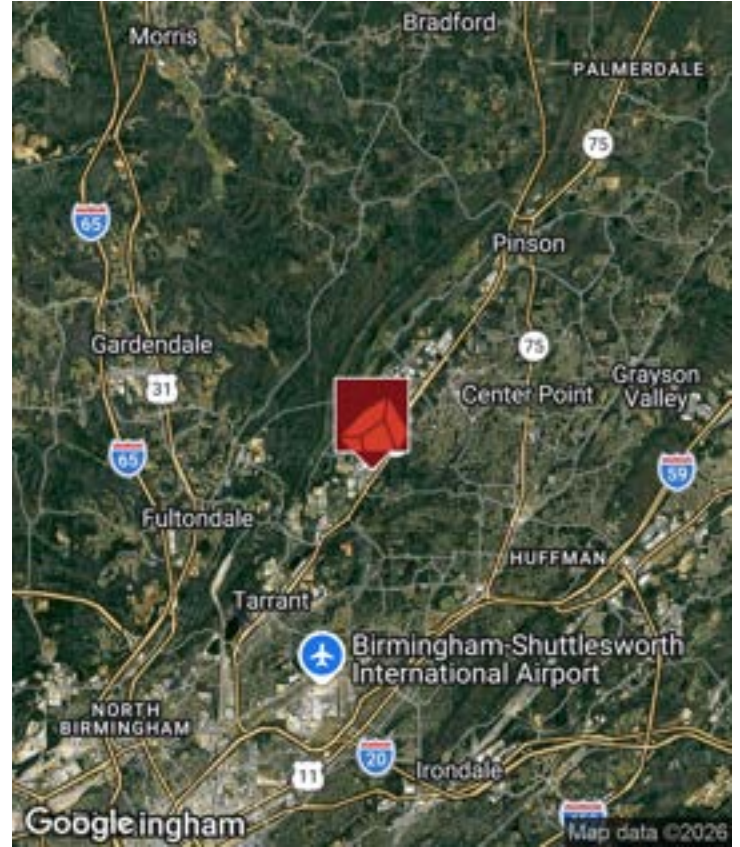
Birmingham, AL 35205

[redrockrg.com](http://redrockrg.com)

205.324.3383

1425 Richard Arrington Jr. Blvd. S Suite 100





### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,599,000</b>
Lease Rate:	Call to Discuss
Building Size:	23,598 SF
Lot Size:	2 Acres
Price / SF:	\$110.14
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1981
Renovated:	2023
Zoning:	I1
Market:	Pinson

### PROPERTY OVERVIEW

**MOVE IN READY FOOD DISTRIBUTION - PROCESSING FACILITY!** Versatile and well-maintained cold storage facility, perfect for businesses in need of storage & distribution, food processing or other temperature sensitive operations. Featuring over 23,000sf in a functional layout, with freezer, cooler and dry storage racking system in place. The building is equipped refrigeration systems, ensuring optimal climate controlled storage conditions year-round. and includes specialized storage areas designed to preserve temperature-sensitive goods from SubZero to 34 degrees. Easy access to major highways and BHM International Airport ensuring convenience for transportation and distribution operations.

### PROPERTY HIGHLIGHTS

- Turn Key Cold Storage Facility
- Racking System in Place
- 5 to 9 Dock Doors
- Ample Office Area
- Heavy Power

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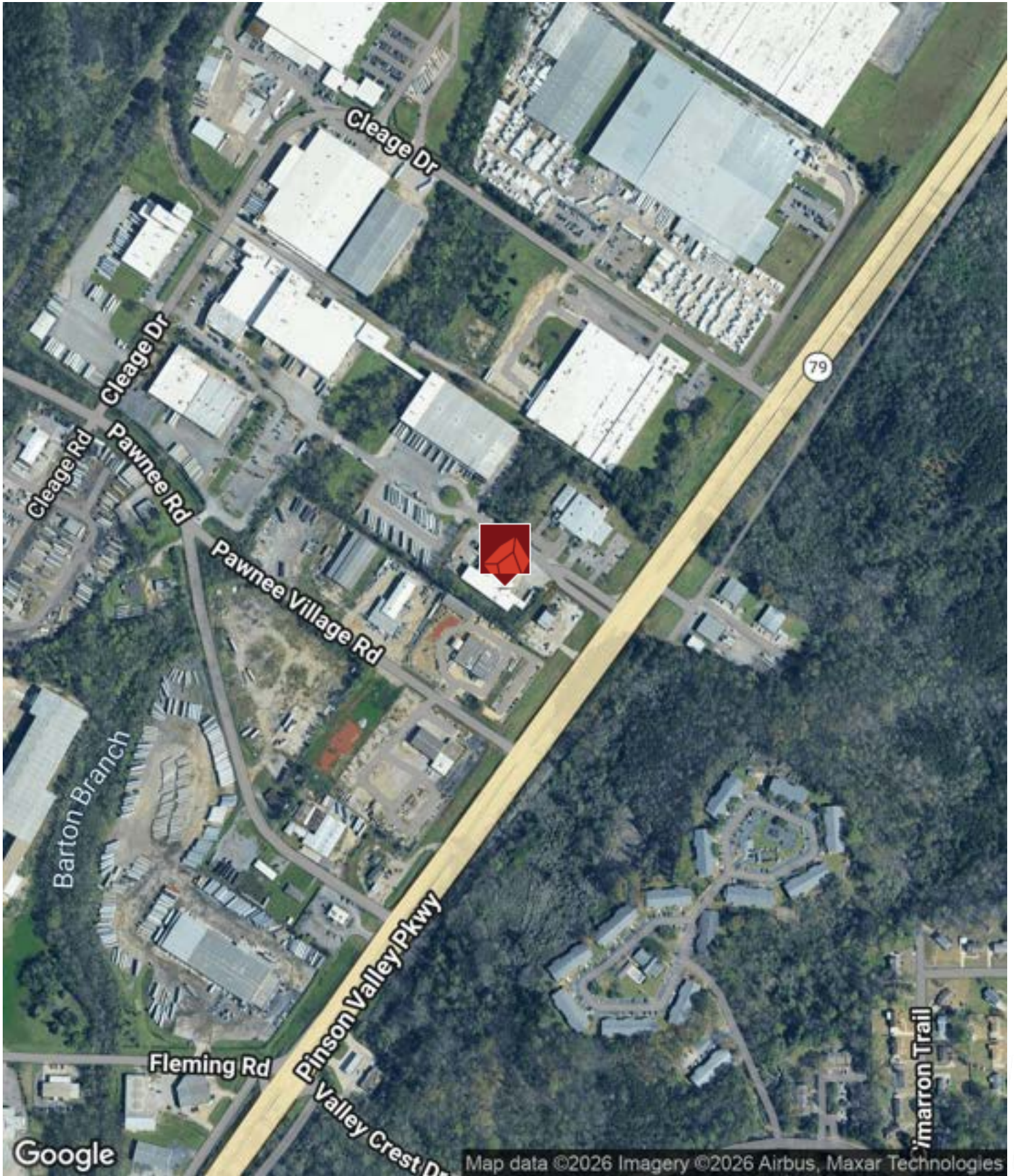
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