



FOR LEASE - WILL SUBDIVIDE

Downtown Birmingham Morningstar Facility
417 22ND STREET NORTH, BIRMINGHAM, AL 35203

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DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

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PROPERTY DESCRIPTION

This fourth floor warehouse features an open floor plan, freight elevator, and an off-street loading zone. Enjoy incredible views of Downtown Birmingham.

PROPERTY HIGHLIGHTS

- Freight Elevator 2
- Dock Highs
- 1 Drive-in
- 17' Clear Heights

OFFERING SUMMARY

| | |
|---------------|-----------------------------|
| Lease Rate: | \$5.50 SF/yr (Full Service) |
| Available SF: | 6,000 - 25,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 598 | 1,514 | 3,482 |
| Total Population | 1,251 | 3,256 | 6,981 |
| Average HH Income | \$55,827 | \$59,860 | \$54,715 |

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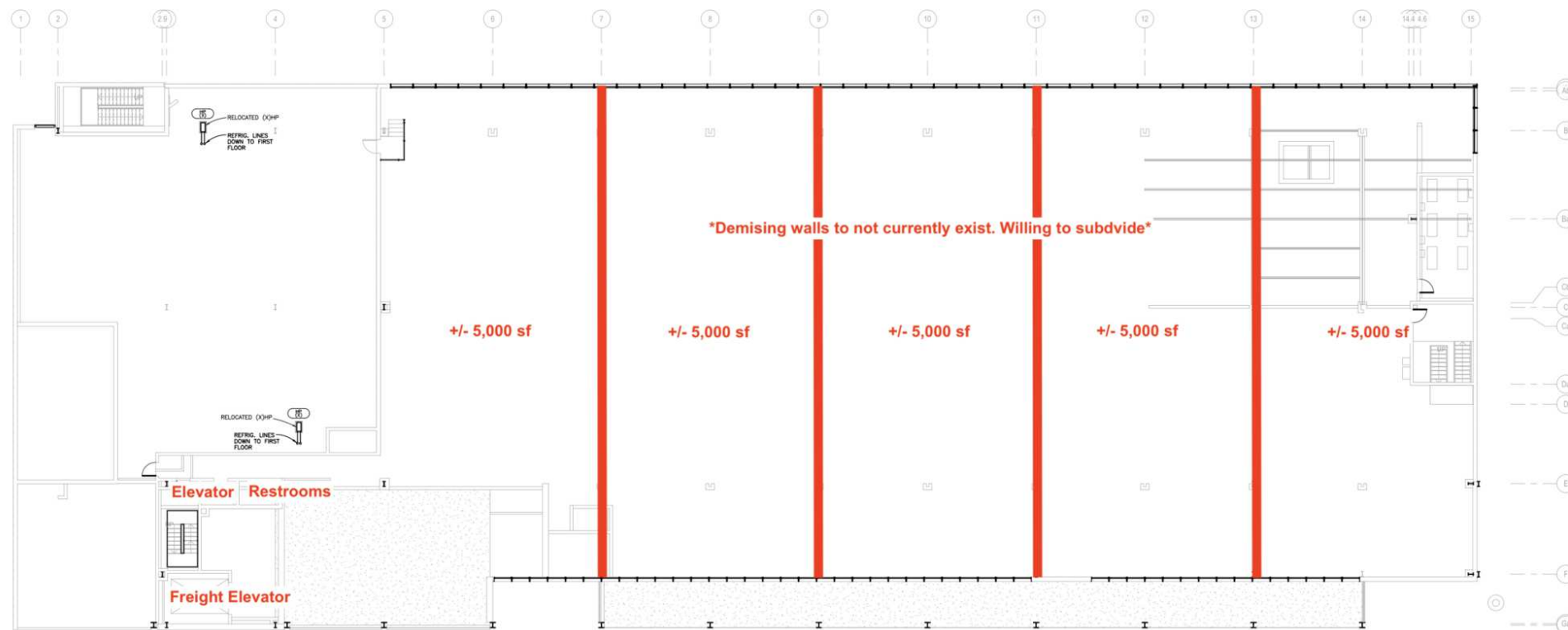


Information deemed reliable but not guaranteed.
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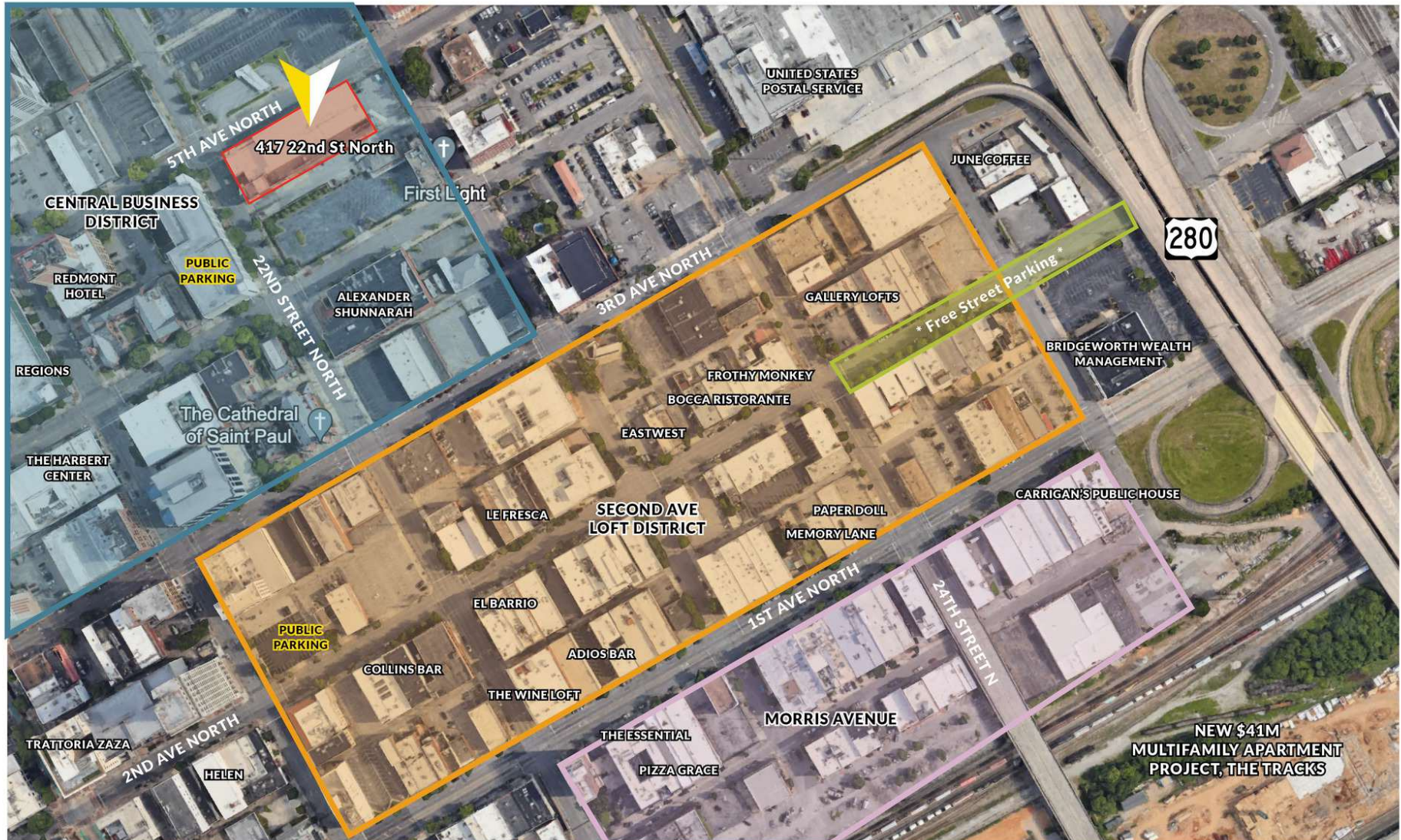


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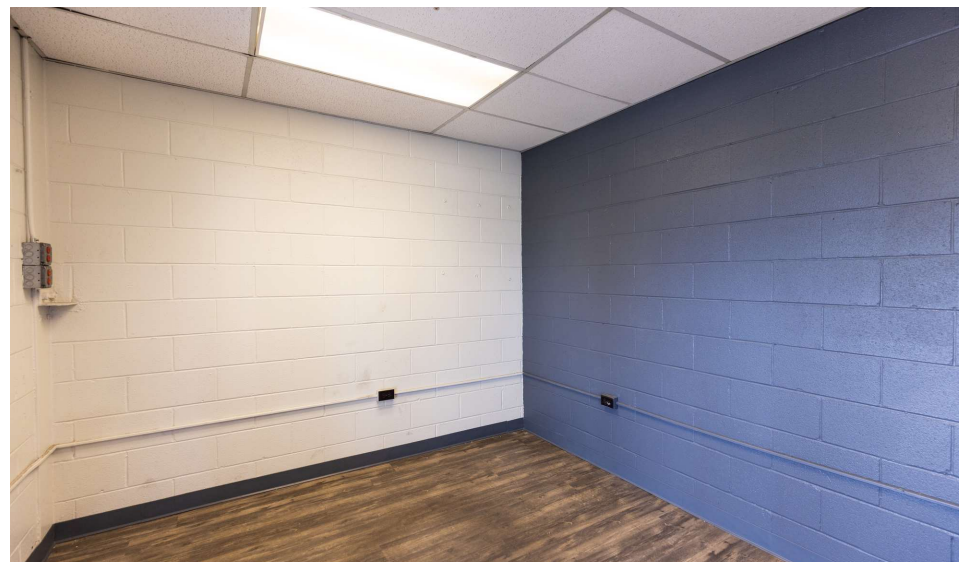
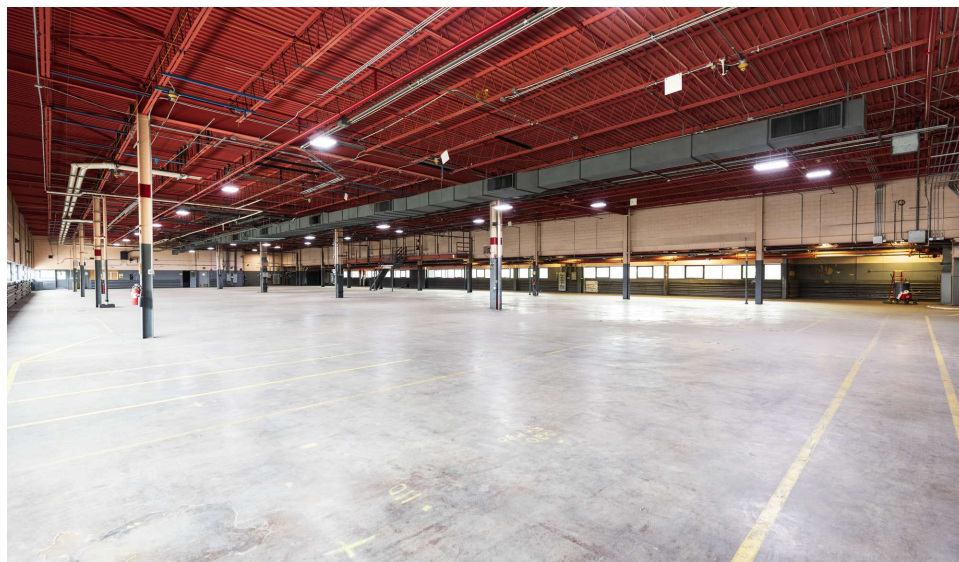
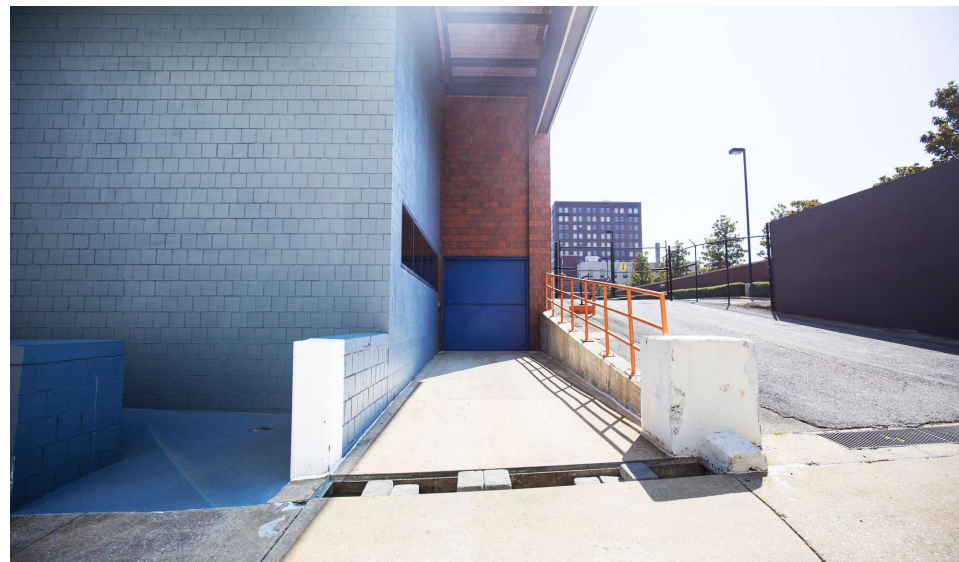
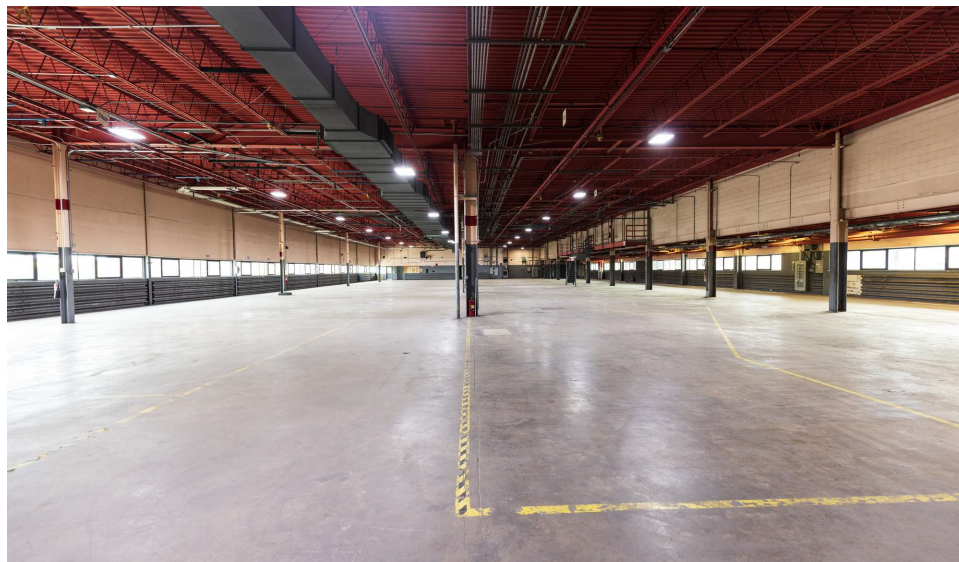
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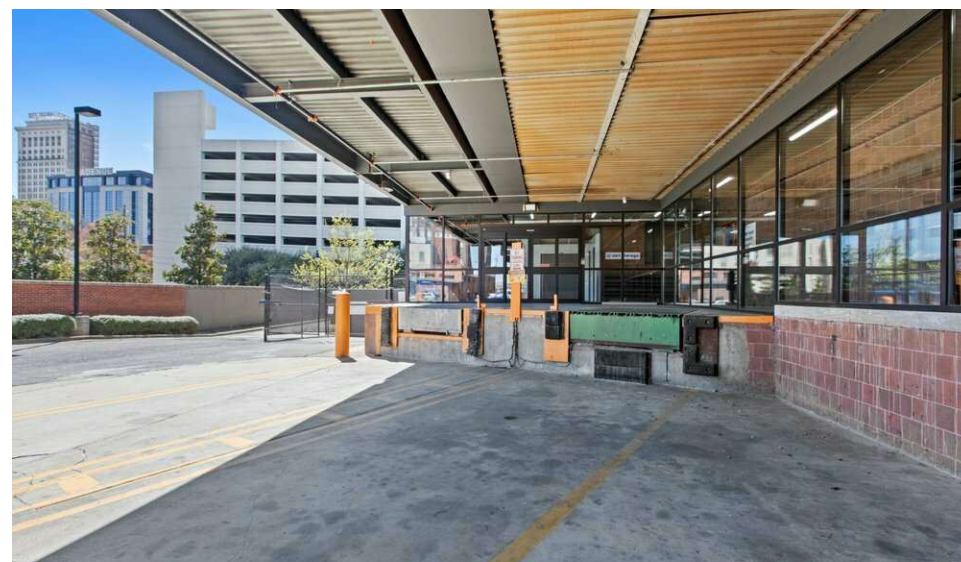
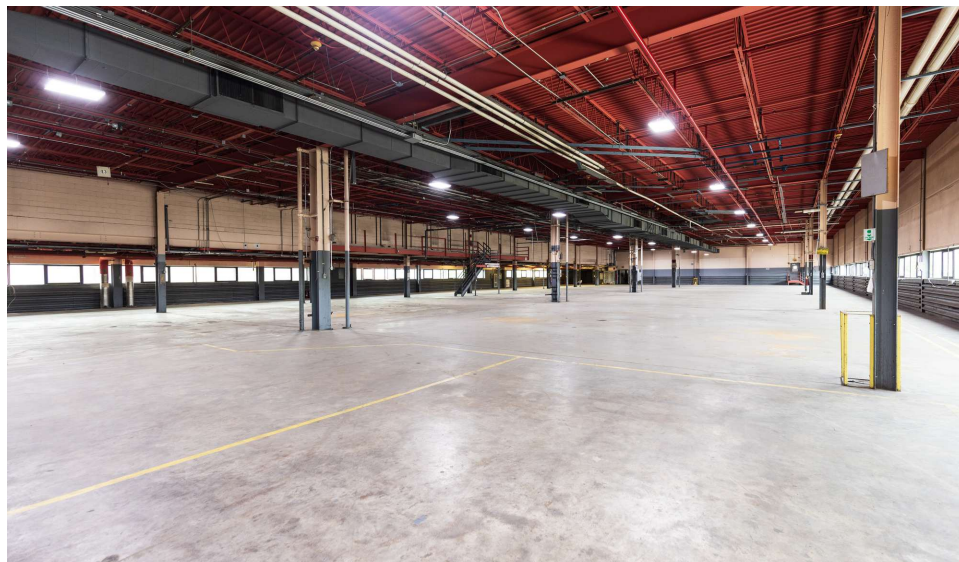


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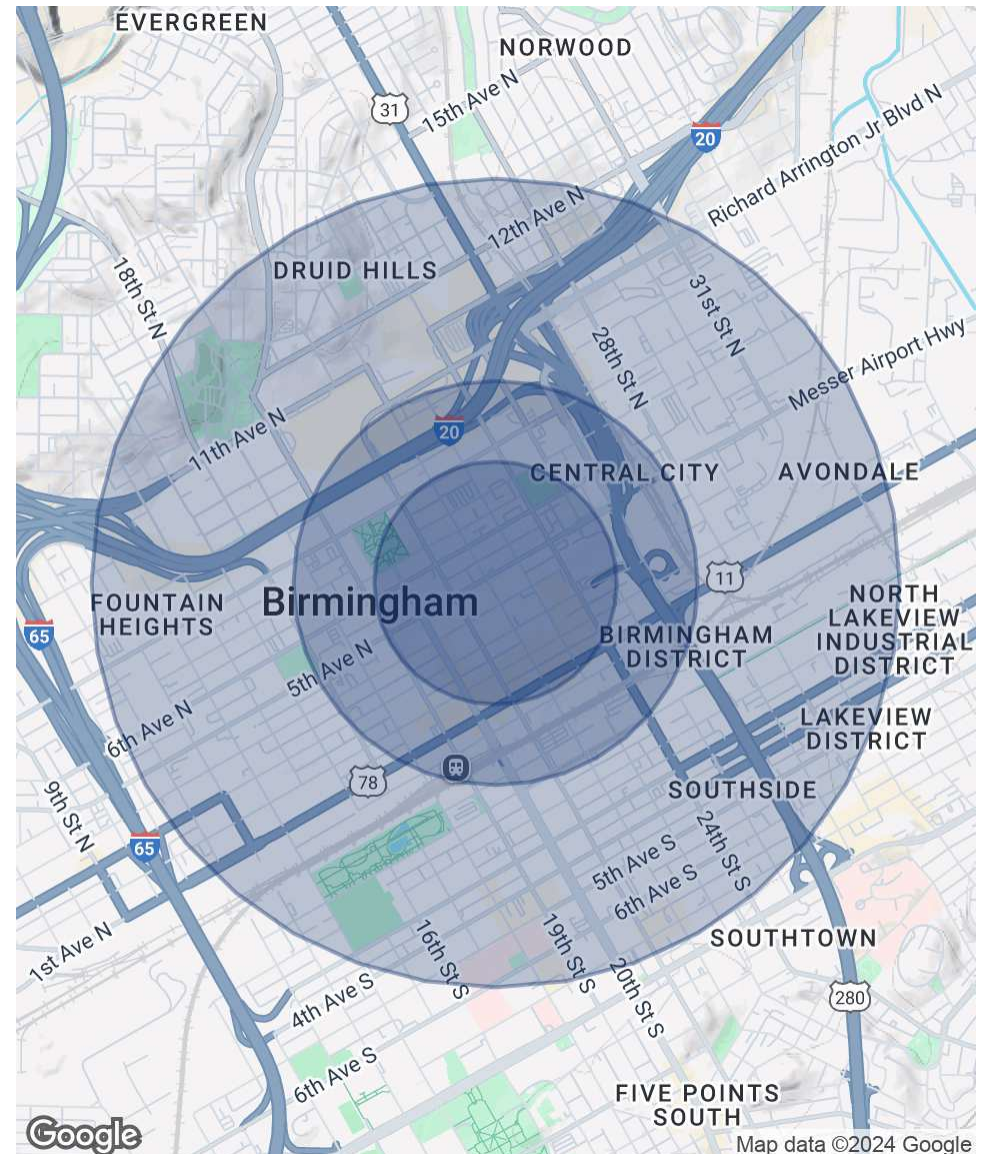
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,251 | 3,256 | 6,981 |
| Average Age | 40 | 40 | 38 |
| Average Age (Male) | 39 | 39 | 37 |
| Average Age (Female) | 43 | 44 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 598 | 1,514 | 3,482 |
| # of Persons per HH | 2.1 | 2.2 | 2 |
| Average HH Income | \$55,827 | \$59,860 | \$54,715 |
| Average House Value | \$382,107 | \$322,176 | \$261,013 |

Demographics data derived from AlphaMap



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