



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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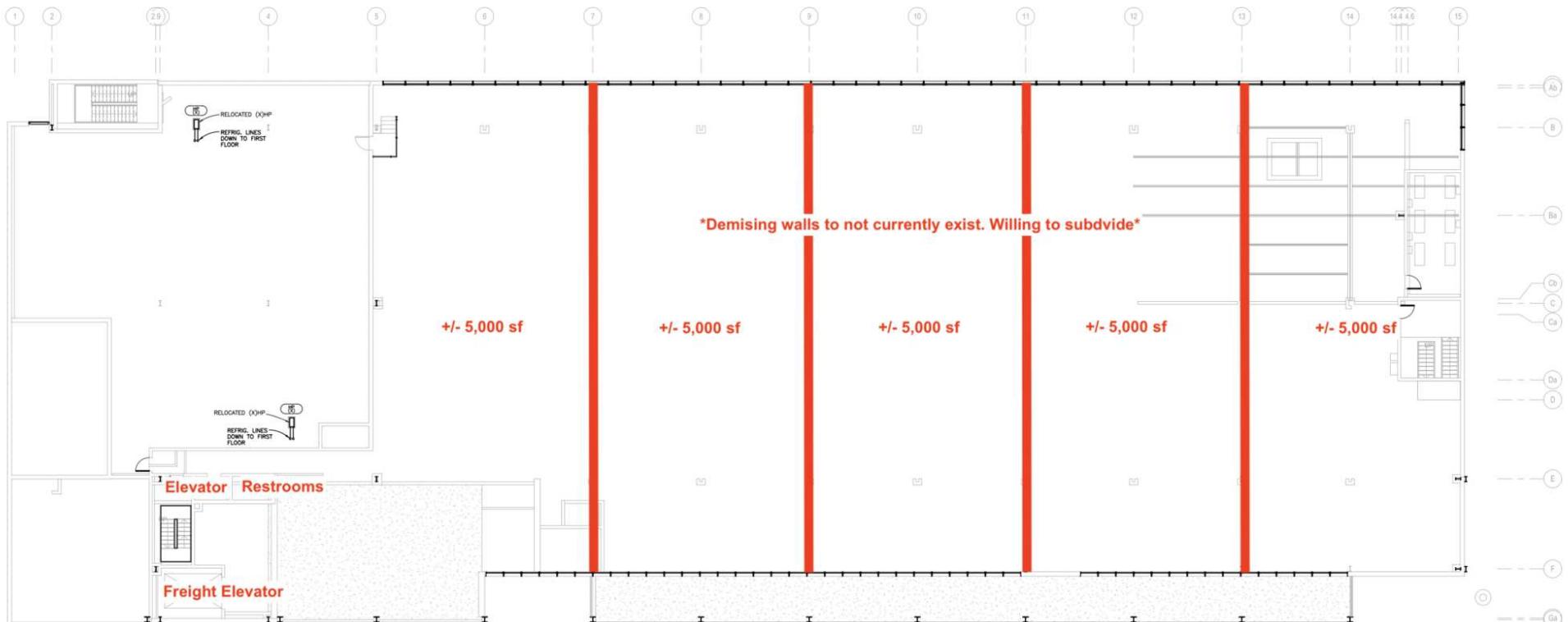


Information deemed reliable but not guaranteed.

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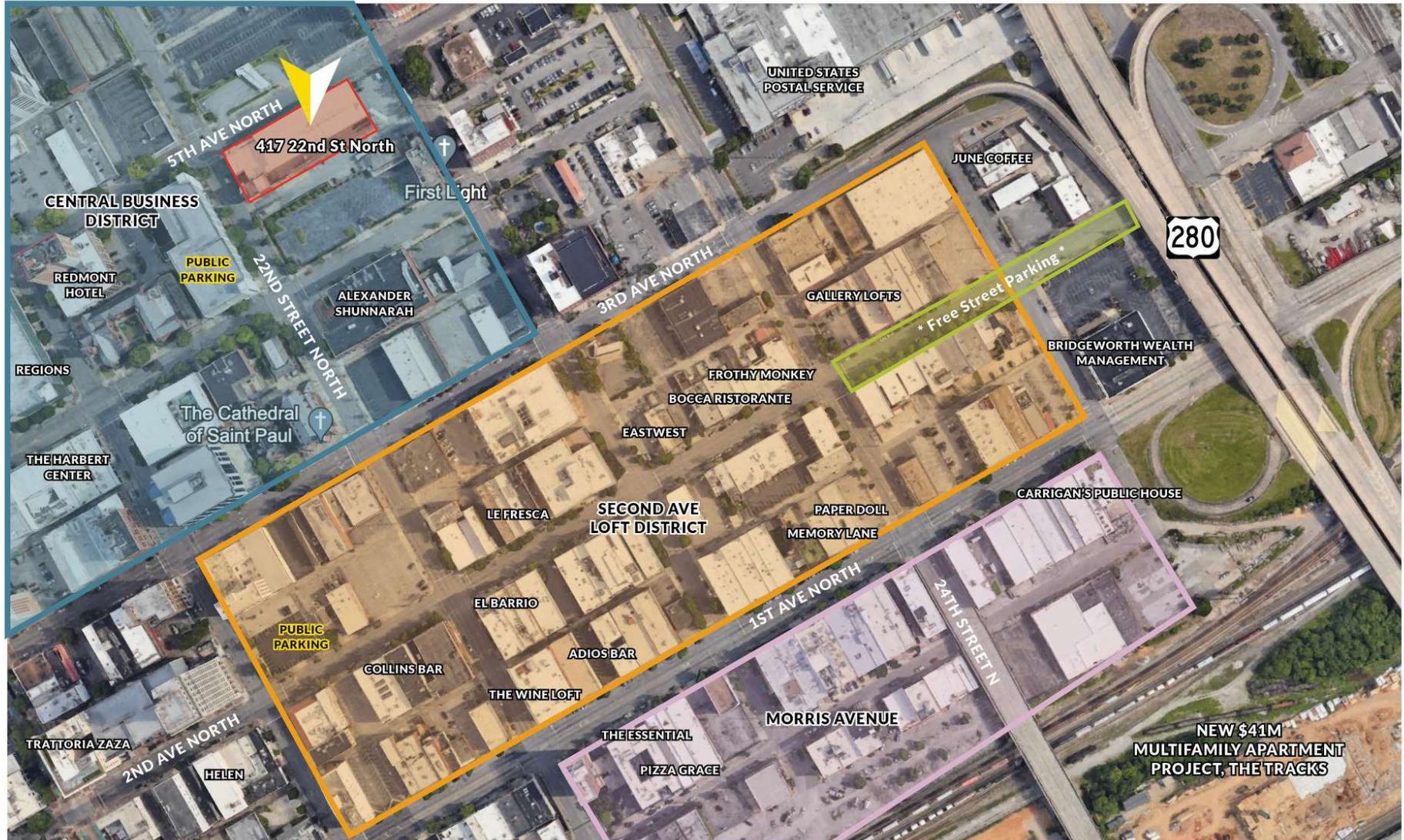
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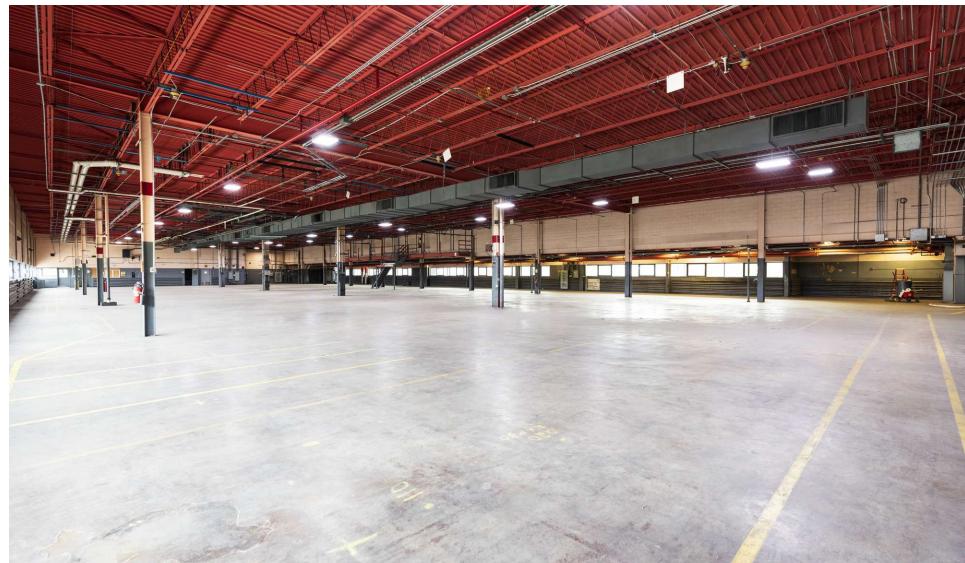
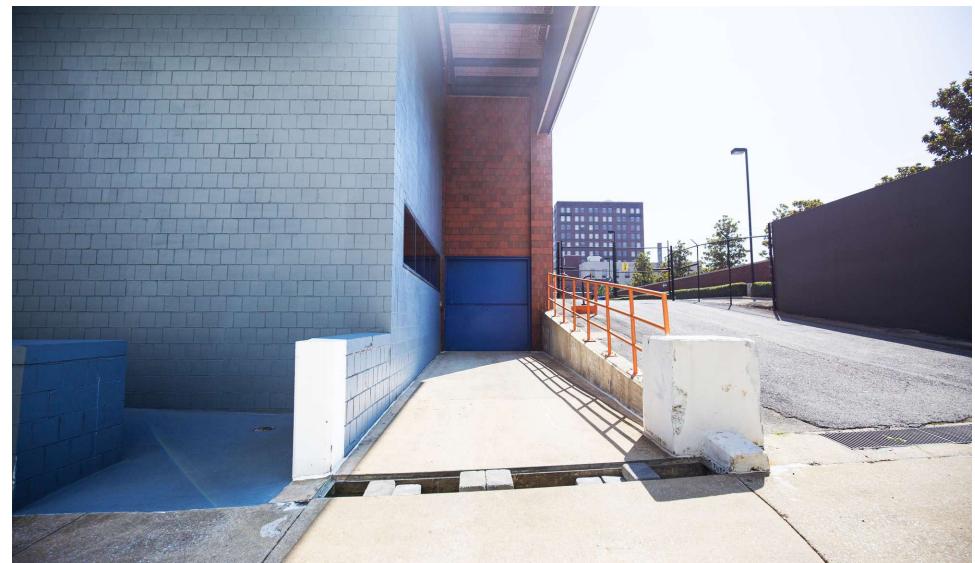
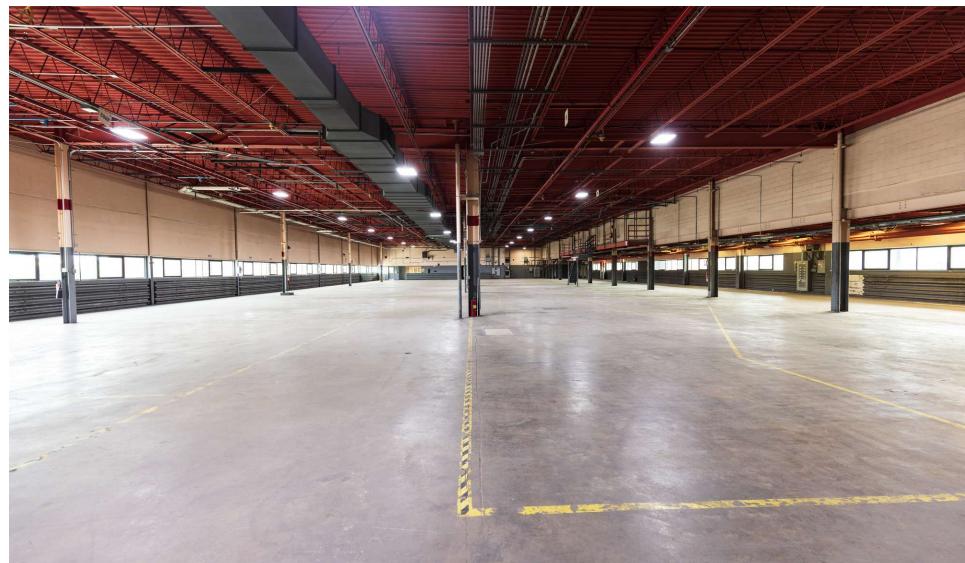
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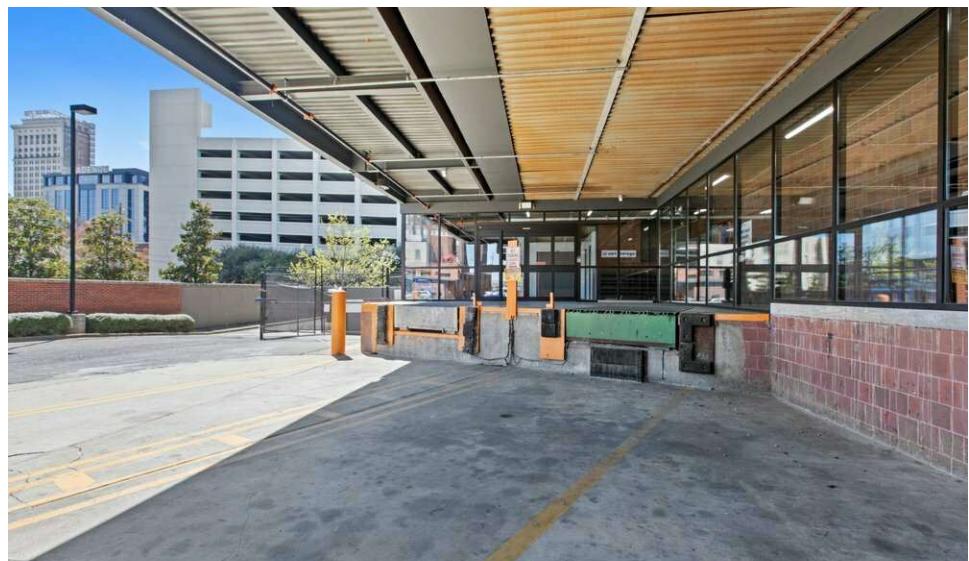
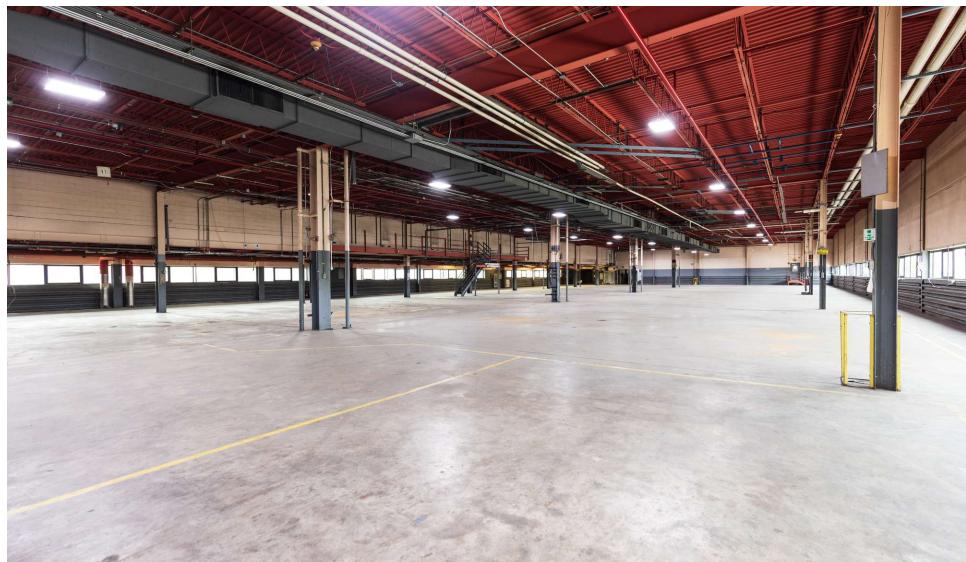
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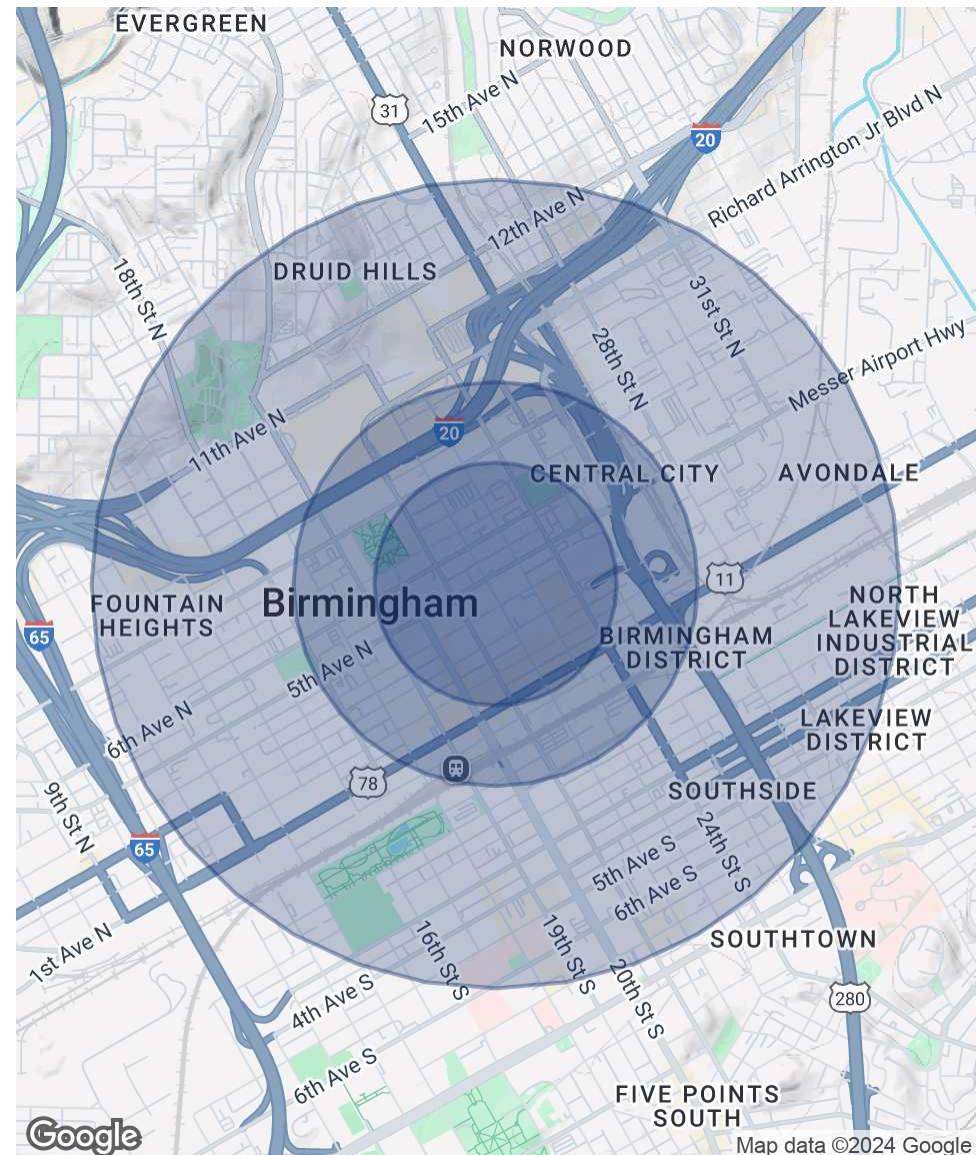
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,251	3,256	6,981
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	43	44	39

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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