

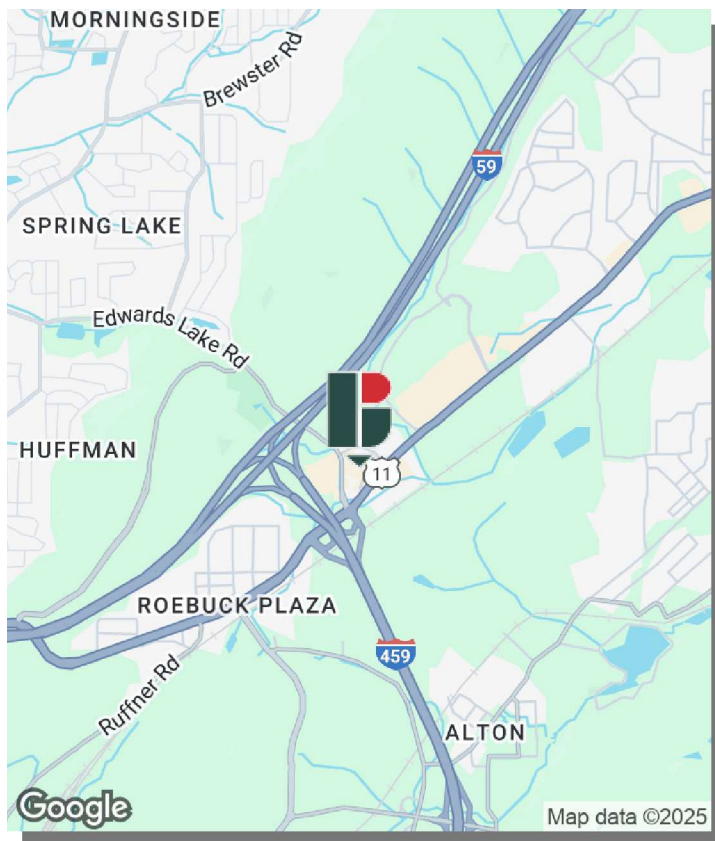


**3260 MORROW RD**

BIRMINGHAM, AL 35235

#### PROPERTY FEATURES

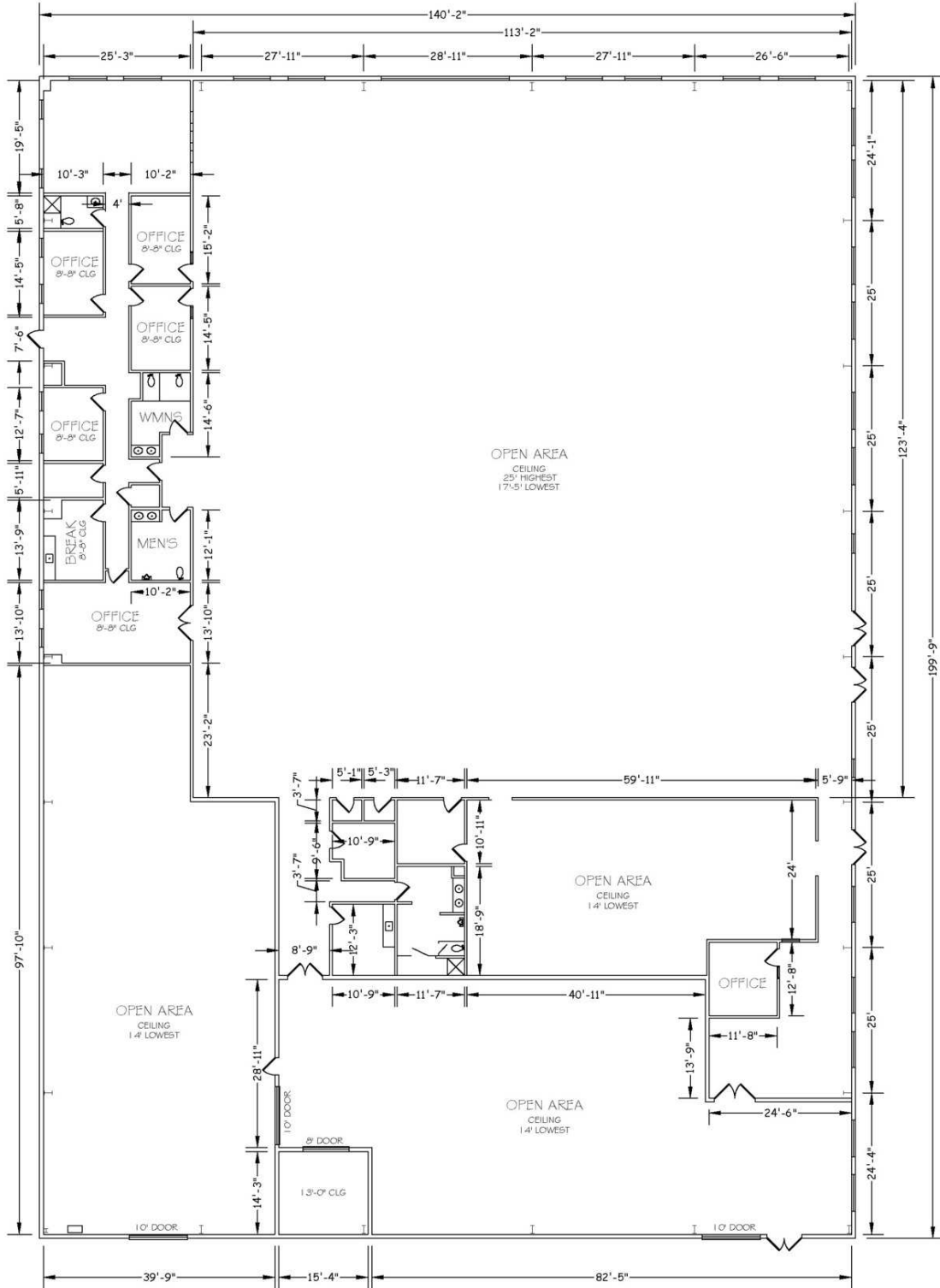
- 28,000 SF: 14,375 SF showroom, 2,500 SF office area, 11,125 SF warehouse
- +/-1.5 acres
- Loading dock well
- Two roll up doors (10X12) and (10X10)
- Fully conditioned 25 foot ceiling height at center
- Great Location for multiple commercial or retail uses
- Excellent access to Highway 11 and I-459/I-59/20
- +/-40 on-site parking spots
- Additional parking in a fenced loading area if needed



**LEASE PRICE:**  
**\$10.25 SF/yr (NNN)**

**Edwin Moss, SIOR, CCIM**  
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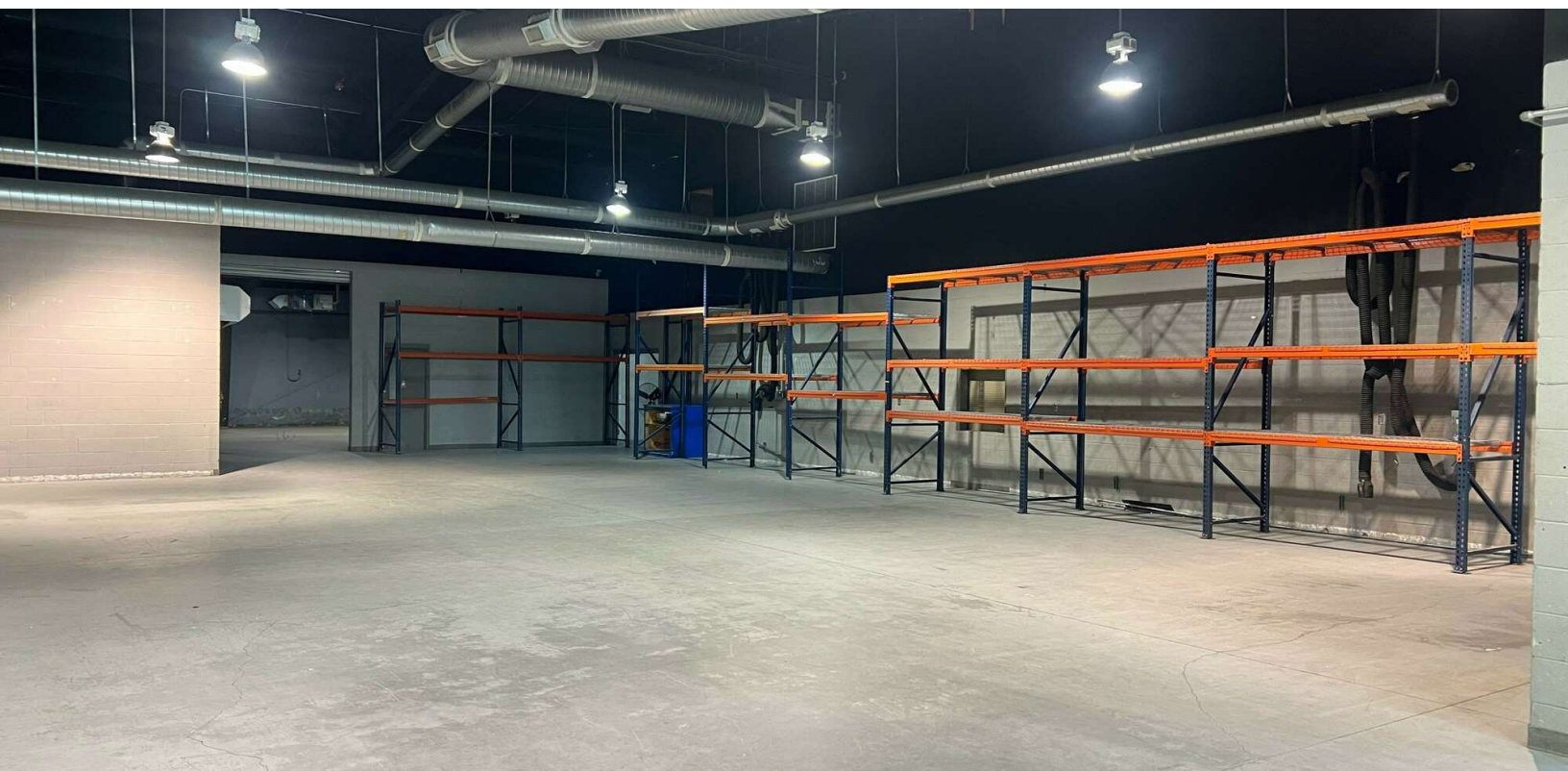
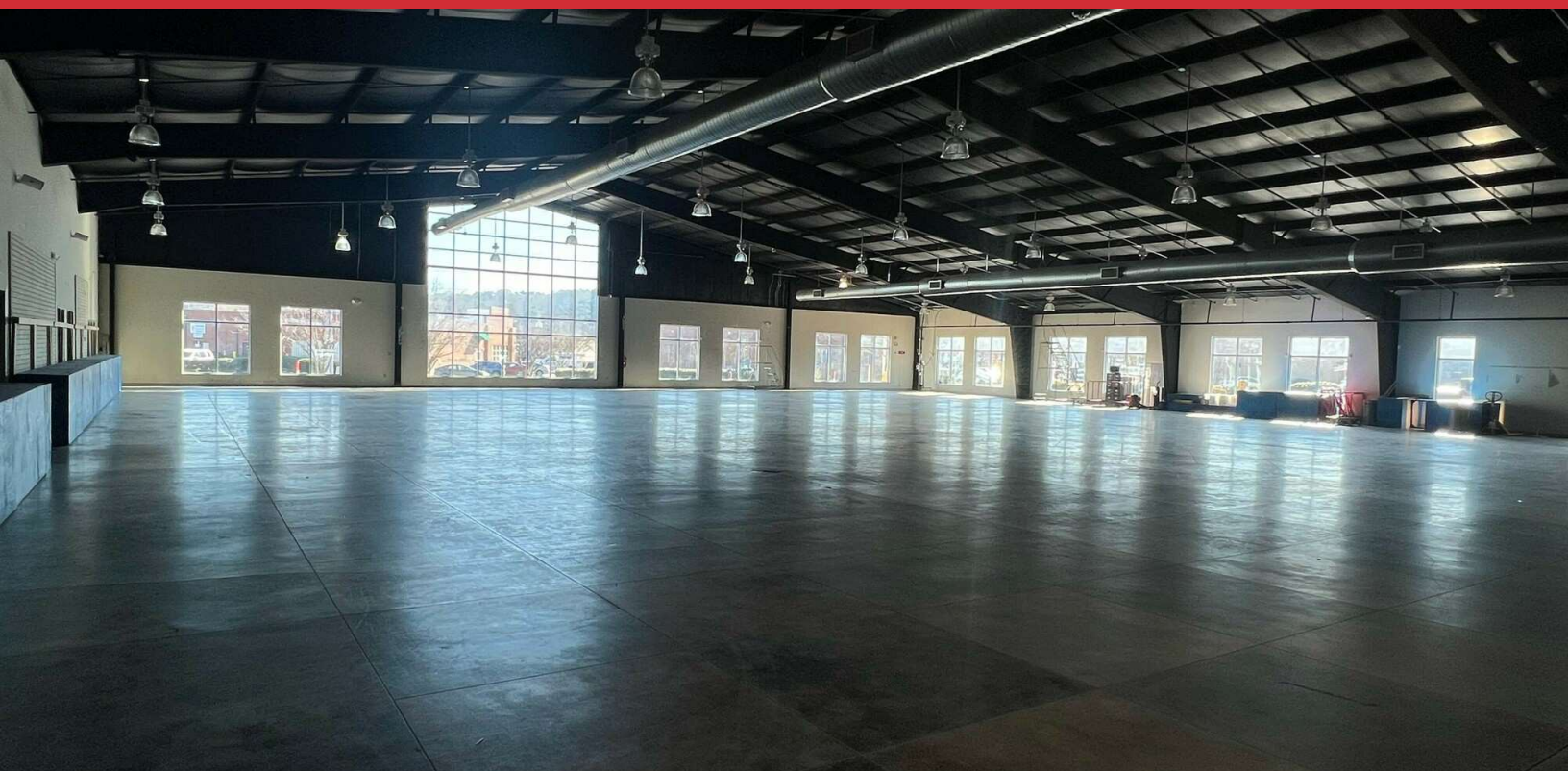
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