

FOR SUBLEASE

CRANE SERVED WAREHOUSE IN PINSON VALLEY

3900 Pinson Valley Parkway
Birmingham, AL 35217

TOTAL BUILDING SIZE 76,229 SF

Includes 5,338 SF of office
7.15 Acre site

MASTER LEASE EXPIRATION: March 31, 2034

SUBLEASE RATE: \$6.45/SF (NNN)

BUILDING HIGHLIGHTS

(3) Cranes:

- › (1) 10-Ton, double hoist
- › (1) 5-Ton, double hoist
- › (1) 5-Ton, single hoist

- (2) 80' Wide warehouse bays
- Drive-thru, both bays
- Truck well - 63' depth
- 4 Dock high positions under crane (3 with levelers)
- Ceiling heights: 28' eave, 31' center
- Wet sprinkler system, 100%
- 22' Clear under bridges
- Fenced side yard - concrete
- Main Transformer: 1,200 Amps



 **Graham&Co**

Information deemed reliable; not guaranteed.

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