

WAREHOUSE/CROSS DOCKING FACILITY FOR SALE OR LEASE

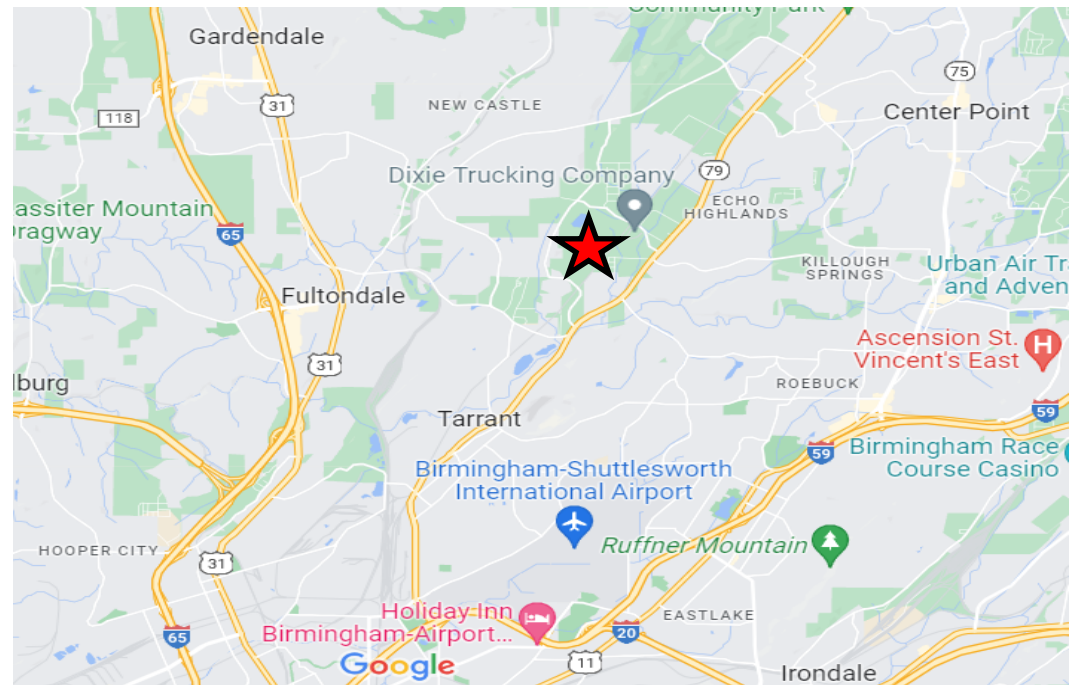
3654 Industrial Parkway, Birmingham, AL 35217

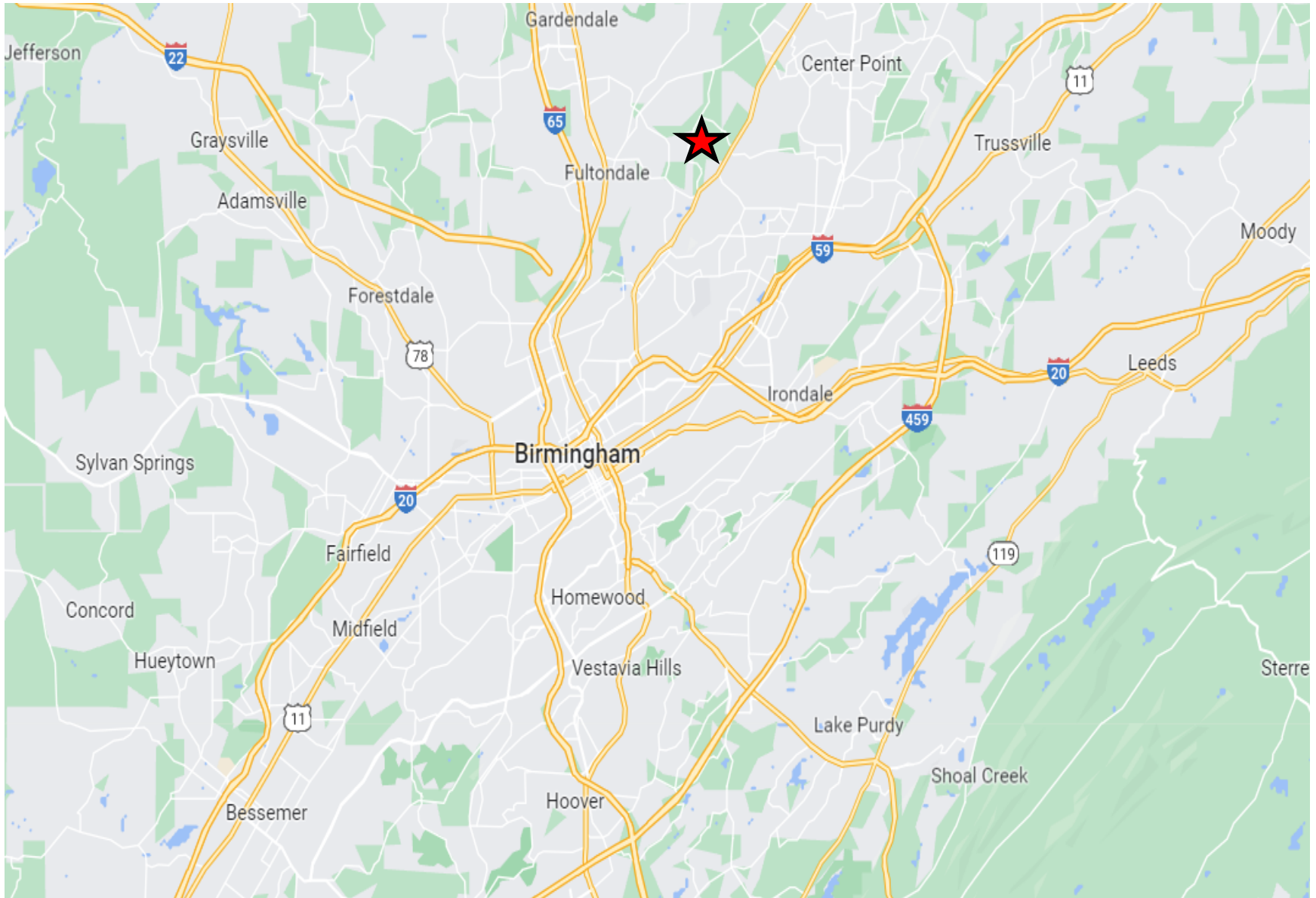
"11,785 sf Warehouse/Cross Dock Facility"

**Located just North of Pinson Valley Parkway.
11,785 SF on 4.48 AC Site.**

- * **Warehouse:** 10,585 sf;
- * **2-small conditioned offices**
- * **28 (9'x10')Doc Doors w/ Edge Levelers**
- * **1 Drive in door.**
- * **Warehouse Ceiling Height-14 feet Center**
- * **Generac Generator on site.**
- * **Office:** 1,200 sf
- * **Lrg Open Area; 2-private offices; Brk Rm;
2-restrooms; 1-Driver Rest rm; storage closets**
- * **Lay-Down Fenced Yard: 2.16 AC**
- * **Remodeled: 2014; New roof-2019**
- * **Above Grnd Diesel Fuel Tank Avai: 2,000 Gal**
- * **Zoning: I-4**
- * **Sales Price: \$1.3 Million**
- * **Lease Base Rate: \$8.50 psf + NNN**
- * **NNN: (Taxes & Ins: Est @ \$1.18 psf;
LL responsible for Roof & Structure).**

Dan Anderson
(205) 939-8239 Direct
danderson@engelrealty.com
www.engelrealty.com

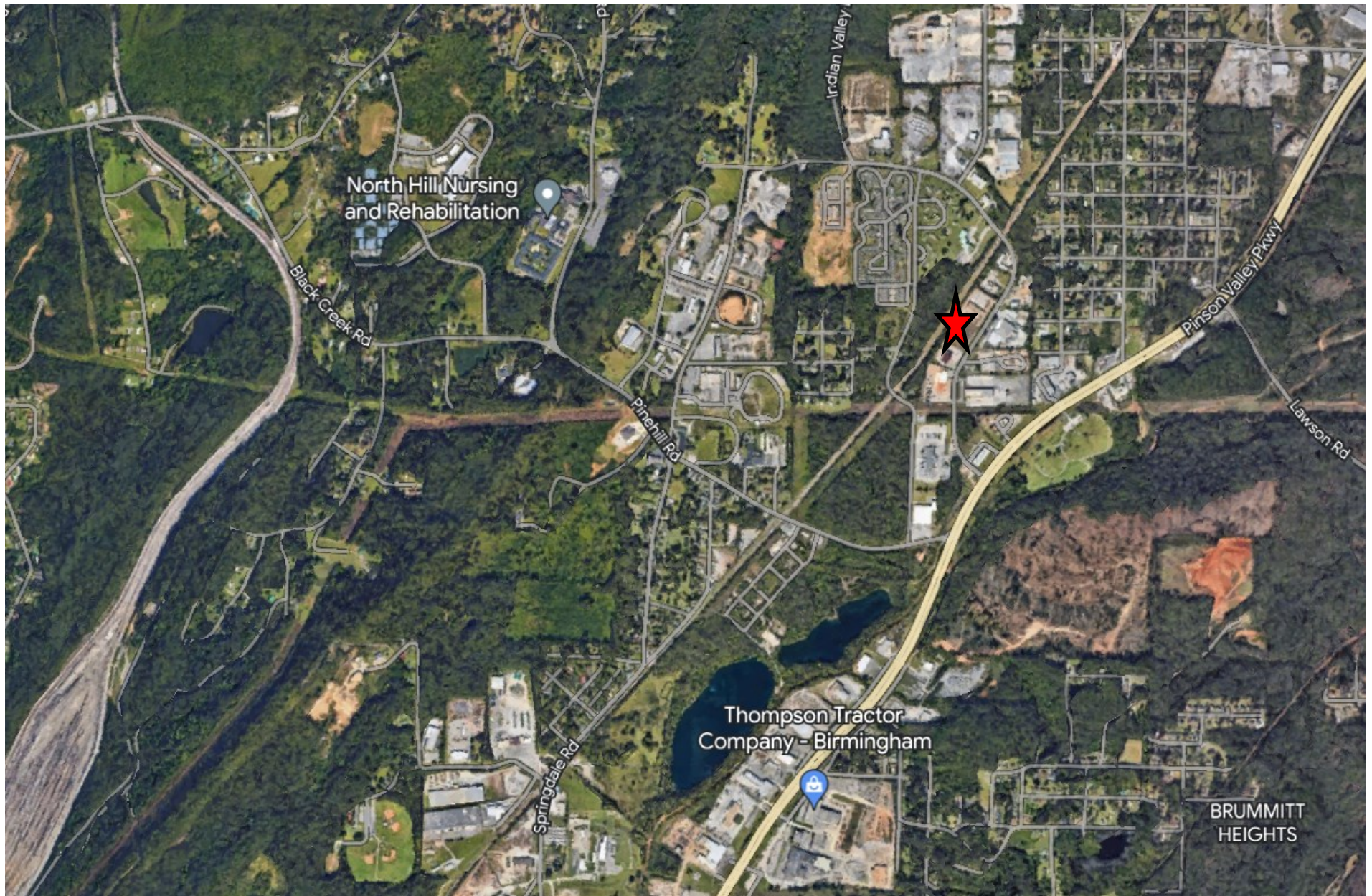




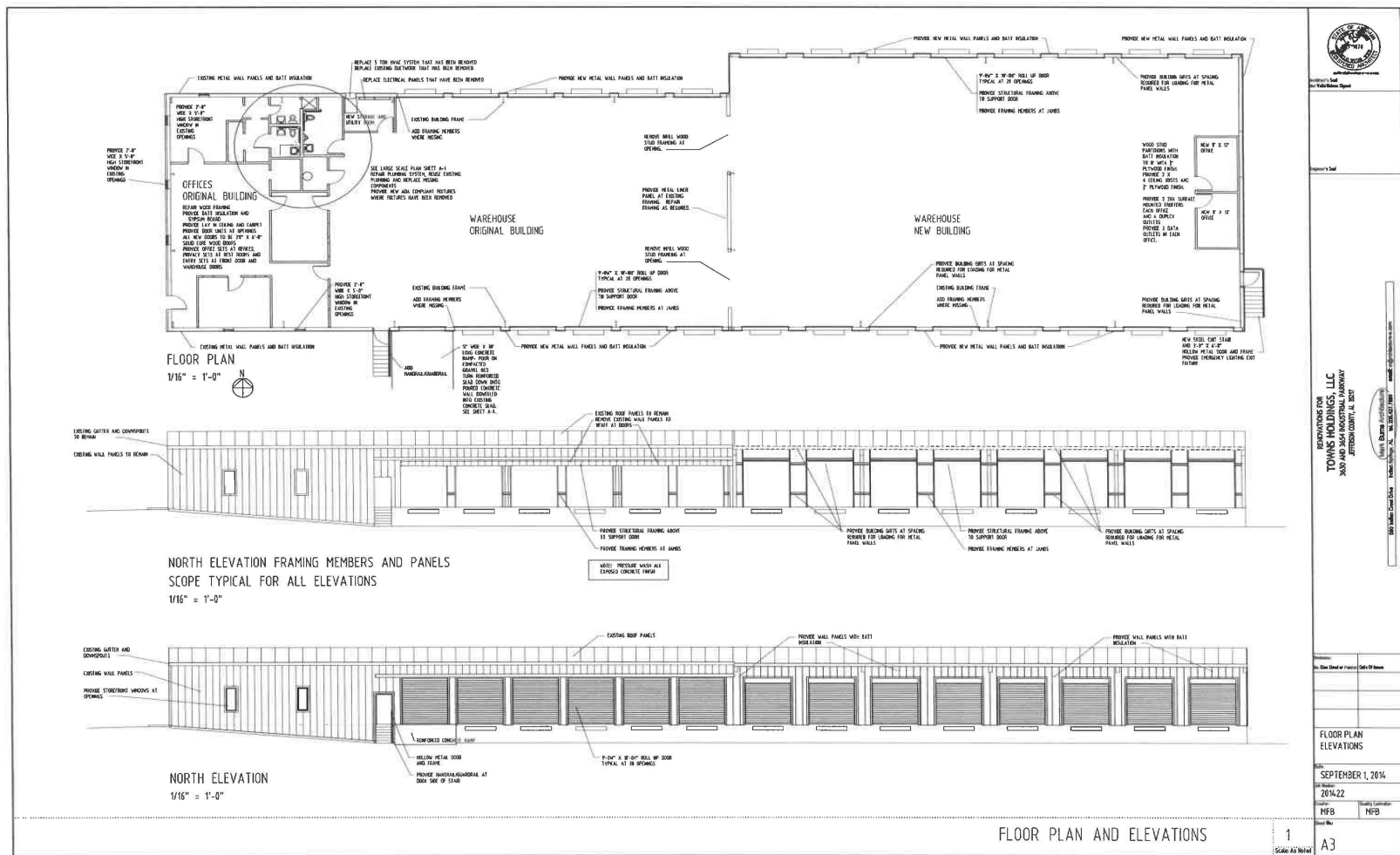
Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



3654 Industrial Parkway









Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.





Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.





2.16 AC Laydown Yard/Truck Storage