

# OFFICE WAREHOUSE FOR LEASE

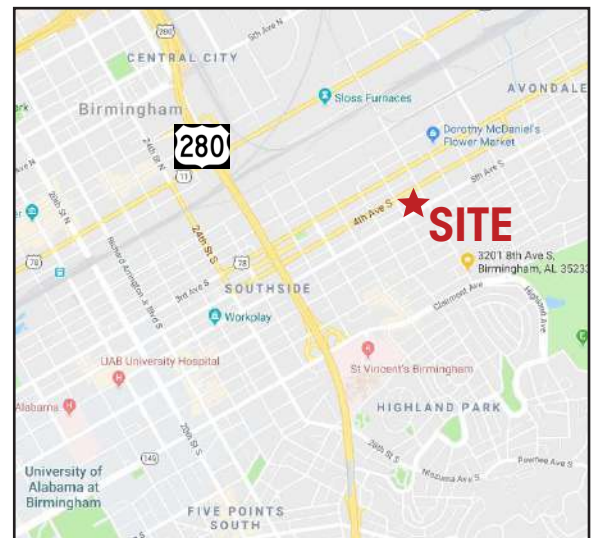
3131 4th Avenue South • Birmingham, AL 35233



**OFFICE WAREHOUSE**  
for lease

## Property Information

- ▶ Building Size: Approximately 15,638 Total SF with office/showroom/warehouse space
- ▶ Approx. 6,400 SF office/showroom
- ▶ Approx. 9,238 SF warehouse
- ▶ 1 Drive-In Door
- ▶ Zoning: M1
- ▶ Parking: 37 Onsite Parking Spaces
- ▶ 3 Restrooms
- ▶ Located in Lakeview Area, convenient to downtown, UAB, Hwy 280 and interstate access



All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

**LEASE RATE: \$7.50 PSF**



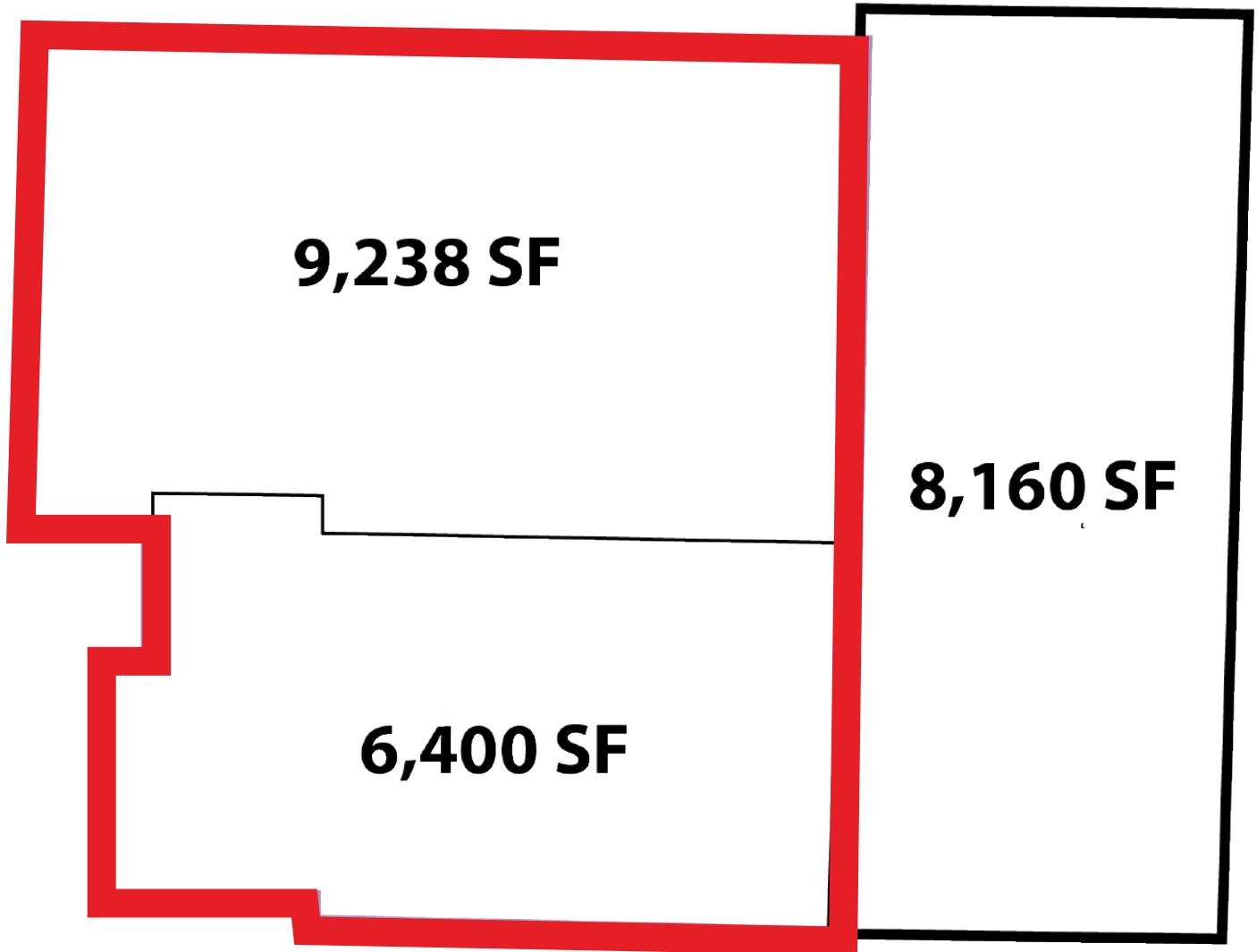
Commercial Real Estate Specialists

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Red space available for lease  
Other contiguous building not for lease



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