

OVERVIEW

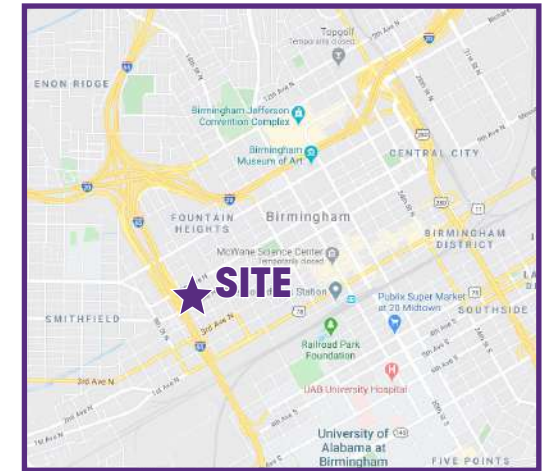
AERIAL

FLOOR PLAN

PHOTOS

OFFICE WAREHOUSE FOR SALE/LEASE

511 11th Street North
Birmingham, AL 35203



FOR SALE OR LEASE

SALE PRICE: \$1,290,000
LEASE RATE: \$6,500/Month NNN (\$3.90/SF)

- ▶ Office Warehouse with Outside Storage for Sale or Lease
- ▶ Building Size: Approximately 20,000 SF
- ▶ Lot Size: 0.87 Acre
- ▶ 9,450 SF fenced outdoor storage area (186'x50')
- ▶ Building includes approximately 2,850 SF of office space
- ▶ Office Area includes a city sales counter, large break

room, & multiple private offices

- ▶ Warehouse includes 3 phase 240 volt electrical services
- ▶ 3 grade level doors & 1 dock high door
- ▶ Excellent access and visibility to I-65 on Exit 261A (138,000 VPD)
- ▶ Excellent location in Birmingham's Central Business District (CBD)



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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.

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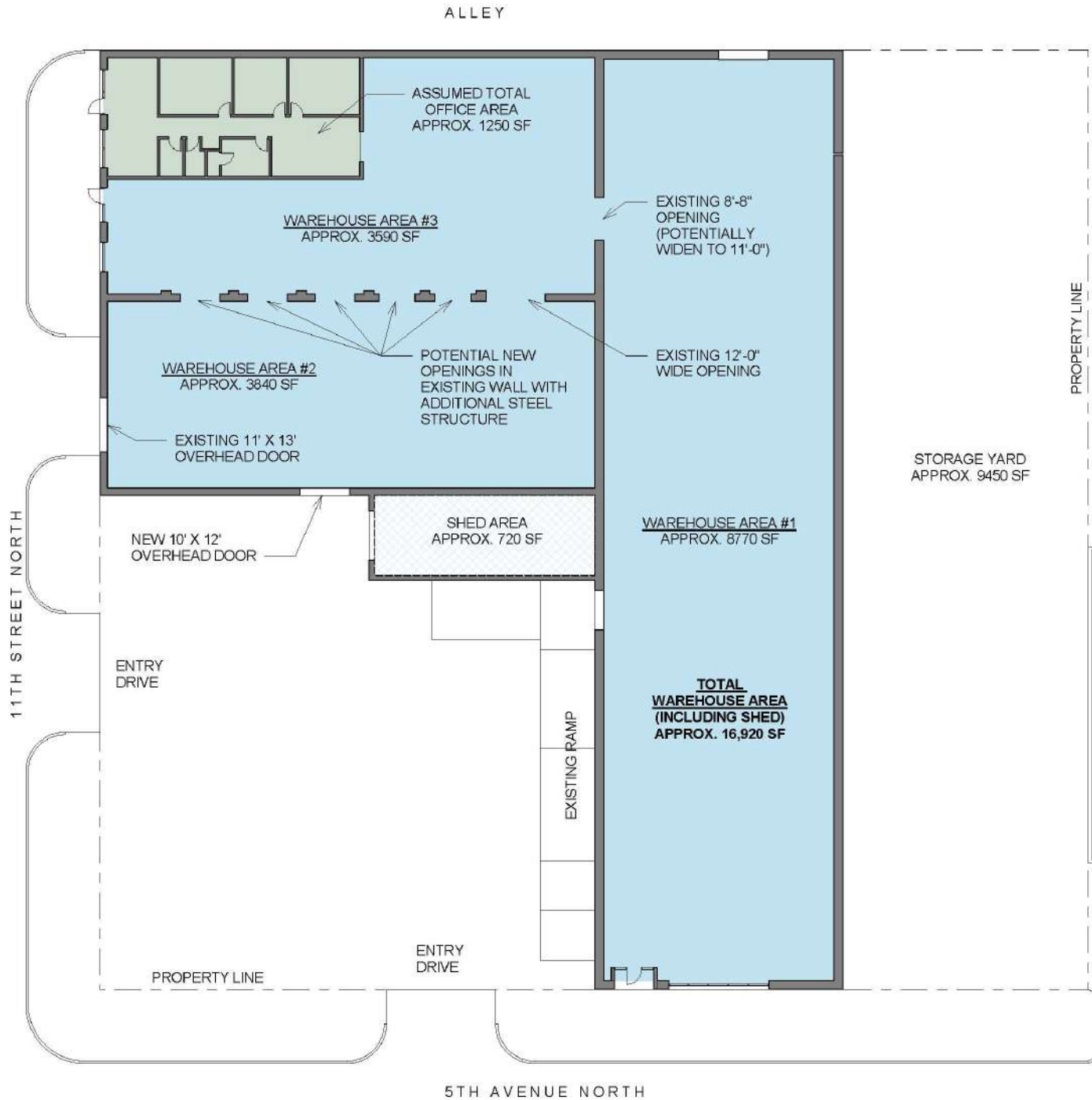
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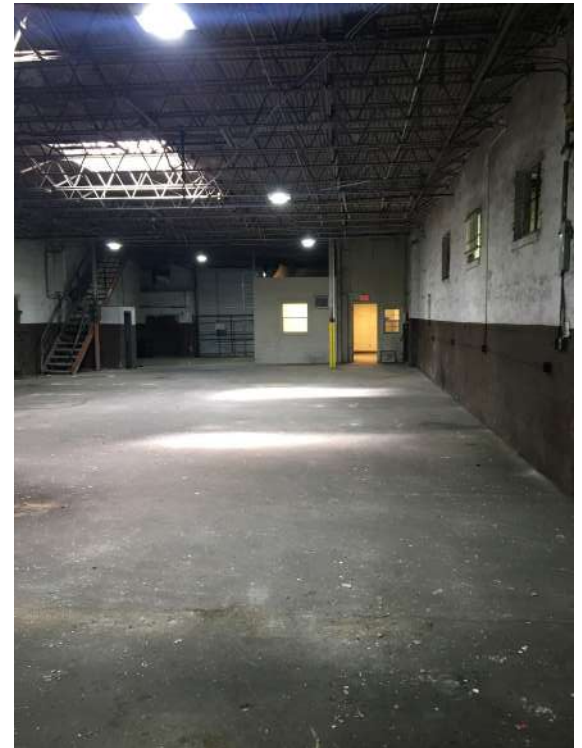


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