

# CONTINENTAL GIN INDUSTRIAL PARK

4550 5th Avenue South, Buildings L • Birmingham, AL



**WAREHOUSE**  
for lease

## Property Information

- ▶ Building L is a free-standing 5,000 SF building
- ▶ Excellent opportunity for conversion into a small taproom or distillery
- ▶ Become part of the synergy created by successful tenants including Cahaba Brewing and Redmont Distillery in the historic Continental Gin
- ▶ Excellent parking
- ▶ On site security 7 nights a week and all weekend
- ▶ Generous TI allowances for qualified tenants
- ▶ 20' clear ceilings
- ▶ 2 grade level loading doors
- ▶ The Avondale location is convenient to Birmingham's Central Business District, UAB, and all major interstates



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: \$12/SF NNN**  
(Pass through charges are \$0.65/SF)



Commercial Real Estate Specialists

contact:

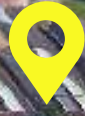
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## CONTINENTAL GIN INDUSTRIAL PARK



DOLLAR GENERAL

Birmingham Postal Annex

Alabama Environmental Council Recycling Center

Trammell Equipment Co, Inc.

Besco Steel Supply

Tropicaleo

5th Avenue South

Avondale Gardens Apartments

Avondale Park

Birmingham Public Library Avondale

Avondale Villa

Fifth Avenue Apartments

Avondale United Methodist Church



Avondale Elementary School

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