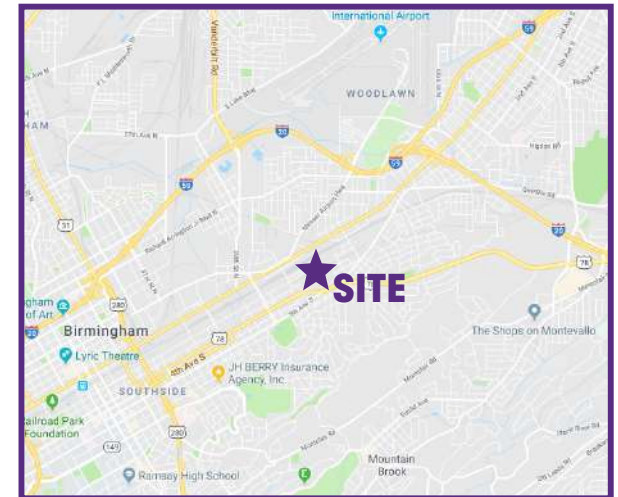




CONTINENTAL GIN INDUSTRIAL PARK

4550 5th Avenue South, Bldg E,
Birmingham, AL



SPACE FOR LEASE

- ▶ Building E: 52,352 SF
- ▶ 3 phase, 480 volt power
- ▶ 30' clear ceilings
- ▶ Expansive truck court
- ▶ 5 dock high doors and 1 drive-in loading door
- ▶ Minimal office space available
- ▶ Zoned M-1
- ▶ Located in the historic Continental Gin Industrial Park

LEASE RATE: \$3.50/SF, NNN

- ▶ Other major tenants that include Ram Tool, Triton Stone, Cahaba Brewing, and Labcorp
- ▶ The Avondale location is convenient to Birmingham's Central Business District, UAB, and all major interstates.
- ▶ Expense pass through charges are \$0.75/SF



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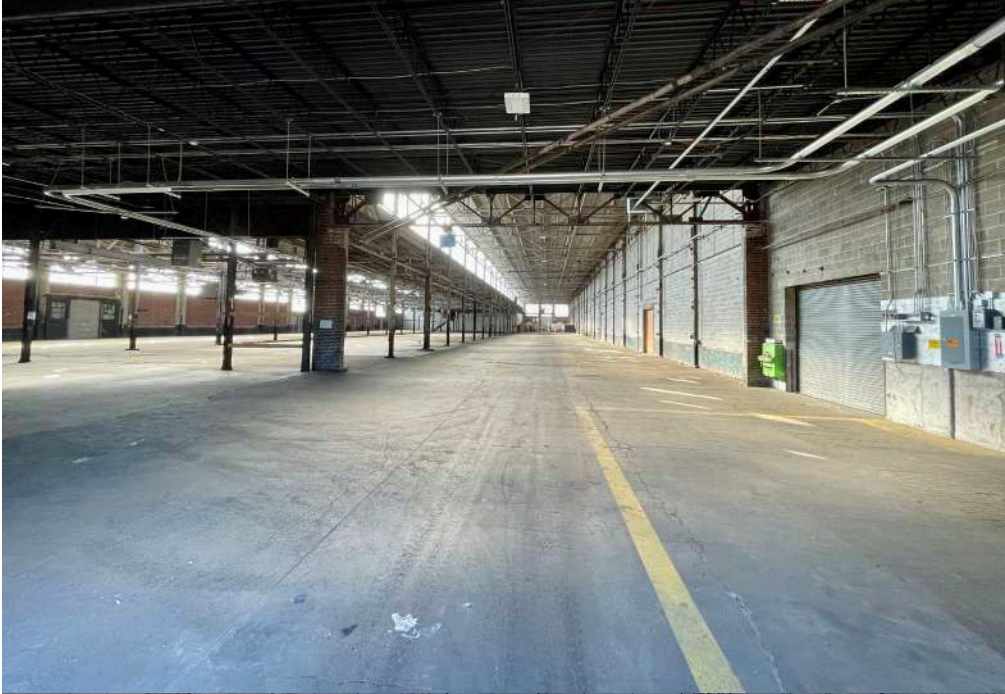
ANDY KAUFMANN
akaufmann@southpace.com
 205.807.1616



OVERVIEW

AERIAL

PHOTOS



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