



BIRMINGHAM'S PRIME DISTRIBUTION LOCATION

BIRMINGHAM, ALABAMA

LEASE

504 35th Street North
Birmingham, AL 35222

AVAILABLE

Warehouses #6C

± 16,335 SF Total

- Office: ± 3,000 SF
- (2) Dock high doors
- (1) Drive-in, 14' wide
- Clear height 22'
- Column spacing 33'
- Efficient layout
- Well located in construction supply district

LEASE RATE

\$5.65^{SF}, NNN

EXCLUSIVE AGENT

John N. Coleman, SIOR
205.871.7100

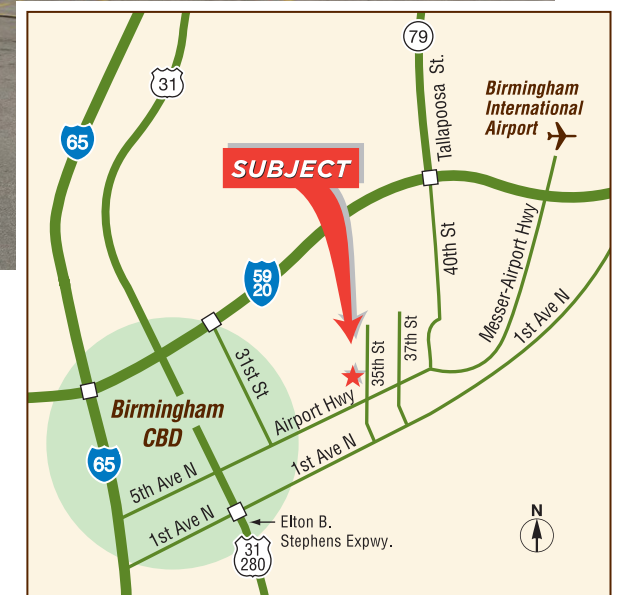
johnc@grahamcompany.com



FEATURES:

- (2) Dock high doors
- (1) Oversized drive-in door
- Superior 24/7 property management
- Newly remodeled

► *Additional information on reverse side*



1801 5th Ave North
Suite 300
Birmingham, AL 35203

TEL 205.871.7100
FAX 205.871.3331
grahamcompany.com

Information deemed reliable, but not guaranteed.

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BIRMINGHAM'S PRIME DISTRIBUTION LOCATION

BIRMINGHAM, ALABAMA

Airport Highway Park

is 6 warehouse buildings situated on 34 acres of prime industrial land between Downtown Birmingham and the Birmingham Airport.

Only 15 blocks from downtown, one mile from I-59/20 and 3.5 miles from the airport, Airport Highway Park is the central distribution location for Birmingham, Alabama. All buildings are well laid-out with ample open areas between buildings and plenty of parking and truck maneuvering room. Airport Highway (5th Ave N) is a major east-west thoroughfare through the City.

This site is zoned M-2 Industrial, City of Birmingham. All utilities are available with water supplied by The Birmingham Water Works, gas from Alagasco and electricity from Alabama Power Company.

Airport Highway Park combines functional distribution buildings with a central location, easily accessible to the airport, downtown and I-59/20.

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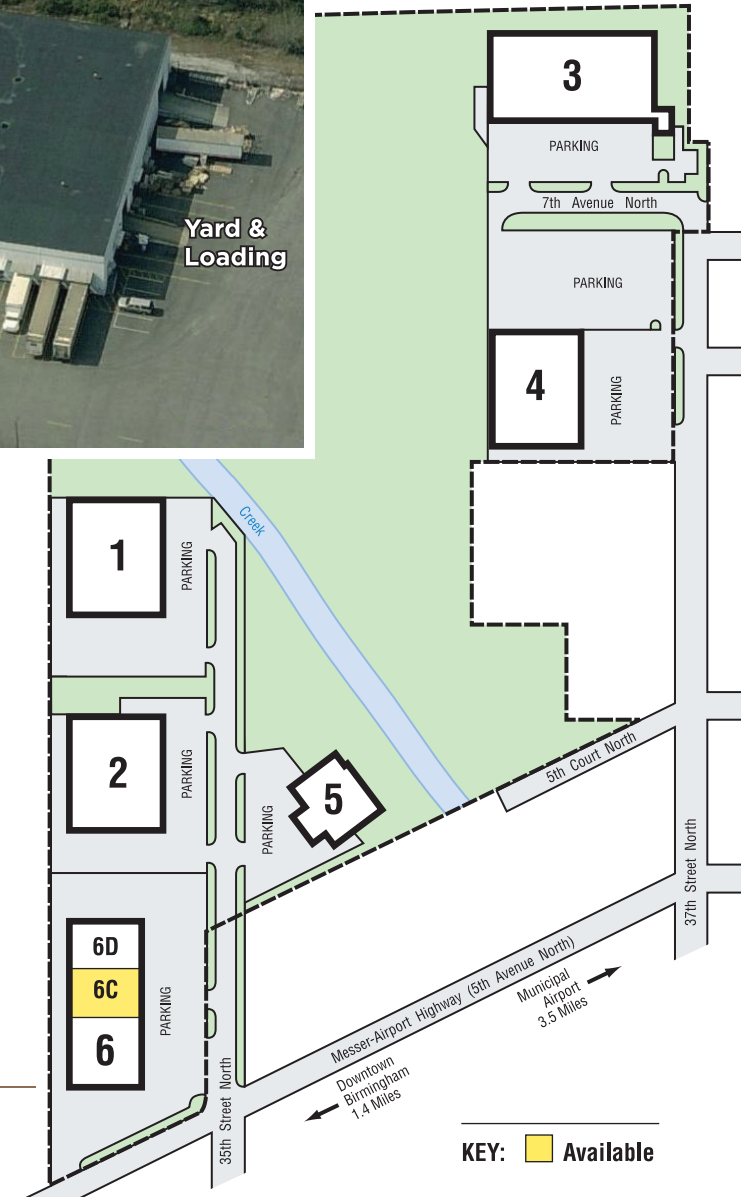
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SITE PLAN



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KEY: Available