SINGLE TENANT | INVESTMENT SALE

4414 Woodward Road | Birmingham, AL | 35020 SALE PRICE: \$895,000

TOTAL SIZE: 21,000 SF

LEASE INFORMATION

- Tenant: G-O Manufacturing, LLC. A division of Shelf Genie, a producer of custom made pull out shelving with franchises across the US and Canada
- Use: The building is utilized as a custom woodworking shop
- Lease expiration: September, 30 2025
- Annual Rent: \$86,250

BUILDING INFORMATION

- · 21,000 SF
- 1,250 SF Office
- 18' Ceiling height
- Insulated metal construction
- Four (4) external loading docks
- One (1) oversized drive-in door
- Sprinkler System
- Building upgraded in 2015
- 2.5 Acre site, room for expansion
- Heavy power
- Close proximity to the Piggly Wiggly distribution warehouse and Fedex Freight



EXCLUSIVELY OFFERED BY

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