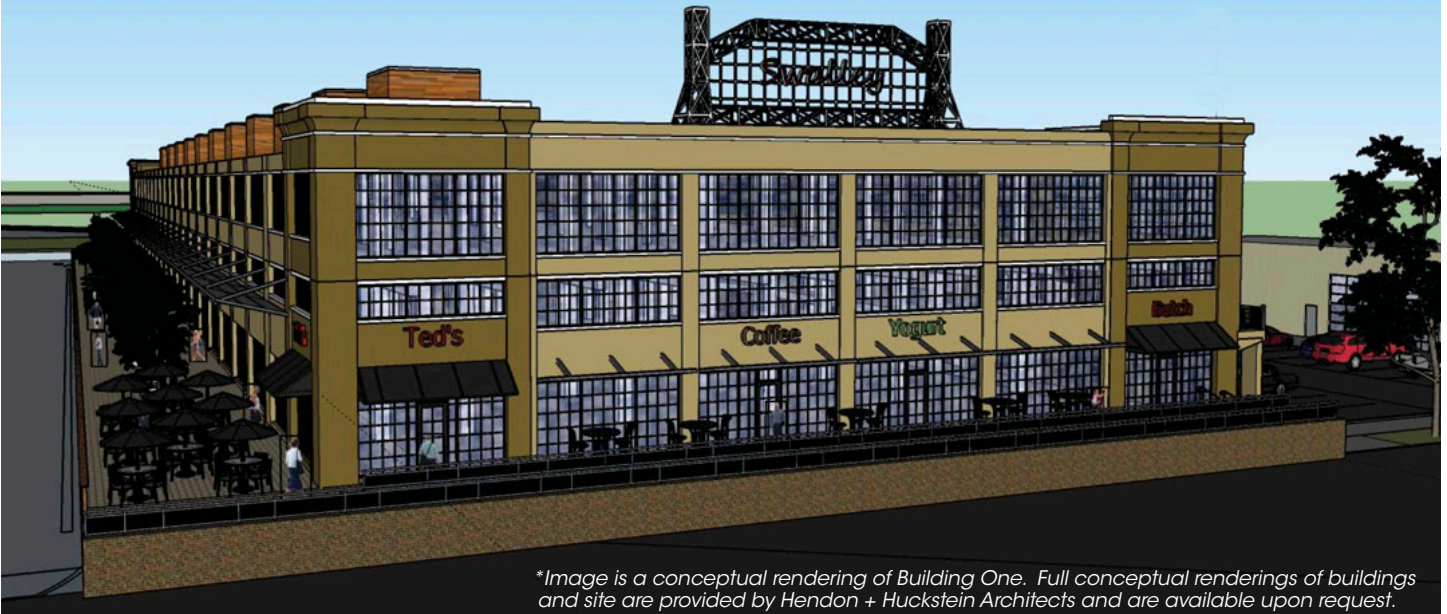


PRIME REDEVELOPMENT OPPORTUNITY

1143 First Avenue South • Birmingham, AL 35233



**Image is a conceptual rendering of Building One. Full conceptual renderings of buildings and site are provided by Hendon + Huckstein Architects and are available upon request.*

REDEVELOPMENT
prime opportunity

Property Information

- ▶ Excellent office, warehouse, mixed-use or loft redevelopment project located in the heart of the red hot Parkside District
- ▶ Site is 4.13 acres, zoned M2 (\$23.62 PSF based on land only)
- ▶ The main building is concrete frame construction, designed for warehouse loads and was built in 1935
- ▶ Neighboring projects include Regions Field, Railroad Park, Baker's Row, The Stockyard, Negro Southern League Museum, and two other major multifamily developments totaling approximately 464 units
- ▶ Great billboard on site

**GREAT VISIBILITY FROM
I-65 WITH MORE THAN
138,000 VEHICLES PER DAY**

Building One	Consists of two stories and a mezzanine totalling 109,590 SF
Building Two	A 14,000 SF metal warehouse
Building Three	A 12,500 SF metal warehouse

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.

Owners will sell, lease, redevelop for a tenant, or consider a joint venture

Asking Price: \$4,250,000



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