

**FOR LEASE OR SALE**

**3728 4th Avenue South**

Birmingham, AL 35222



**SHANNON  
WALTCHACK**



#### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$10.00 SF/yr (NNN) |
| Sale Price:      | \$600,000           |
| Building Size:   | 6,000 SF            |
| Available Space: | 6,000 SF            |

#### PROPERTY DETAILS

- Avondale Office/Warehouse
- Approximately 1,800 SF Office and 4,200 SF Warehouse/ Open Space
- Fully-conditioned
- 1 dock high door - alley access
- Private parking in the rear
- 3 restrooms and a break room
- Convenient to UAB, downtown Birmingham and all surrounding neighborhoods
- Easy access to all major interstates and highways

**GEORGE ELLIOTT**

205.531.6094

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**WE LOVE  
REAL ESTATE**



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