

FOR SALE / FOR LEASE / BUILD-TO-SUIT

International Park Place

2401 International Park Place, Birmingham, AL 35243



SHANNON WALTCHACK
WE LOVE REAL ESTATE



PROPERTY SUMMARY

Sale Price:	\$1.3 - 1.6 million (Building-Ready Pads Depending on Size)
Lease Rate:	\$25.00 PSF Net of Utilities and Janitorial (Building Standard Construction)
Lot Sizes:	2.42 - 2.69 Acres
Space Options:	2,500 - 20,000 SF

PROPERTY OVERVIEW

Can build-to-suit or sell pads ready to build

PROPERTY HIGHLIGHTS

- Easy access to major corridors (I-459, US-280 US-31, and I-65)
- Landscaping on the roads and common areas
- All utilities including water, sewer, and power to each lot
- Phone and Internet Access to each lot
- Curb, gutter and asphalt on parking lot of each building in place

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

Michael Murray, CCIM
205.382.1896
mm@shanwalt.com

Colt Byrom
205.243.9079
cb@shanwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com

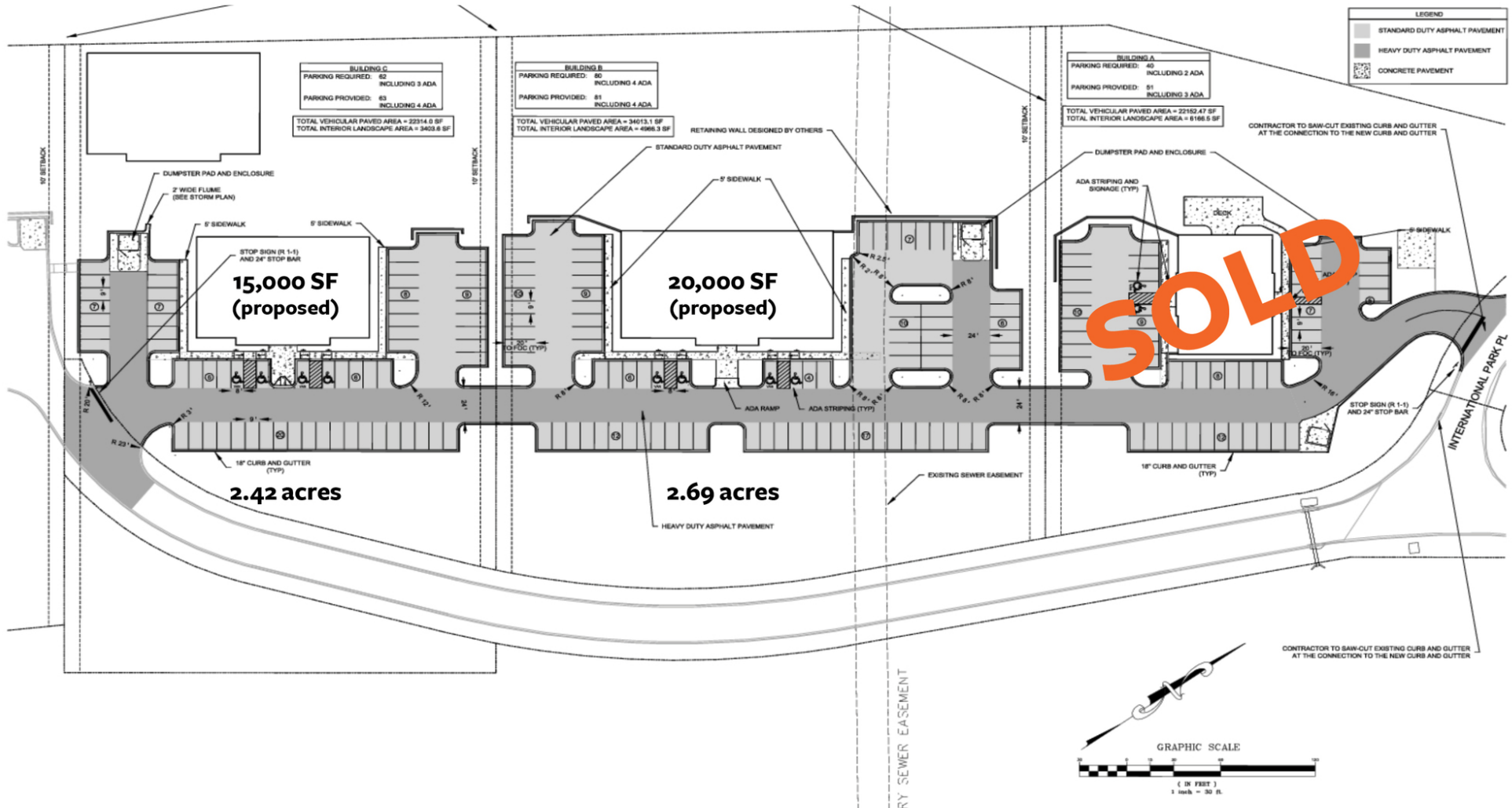
FOR SALE / FOR LEASE / BUILD-TO-SUIT

International Park Place

2401 International Park Place, Birmingham, AL 35243



SHANNON WALTCHACK
WE LOVE REAL ESTATE



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

Michael Murray, CCIM
205.382.1896
mm@shanwalt.com

Colt Byrom
205.243.9079
cb@shanwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com

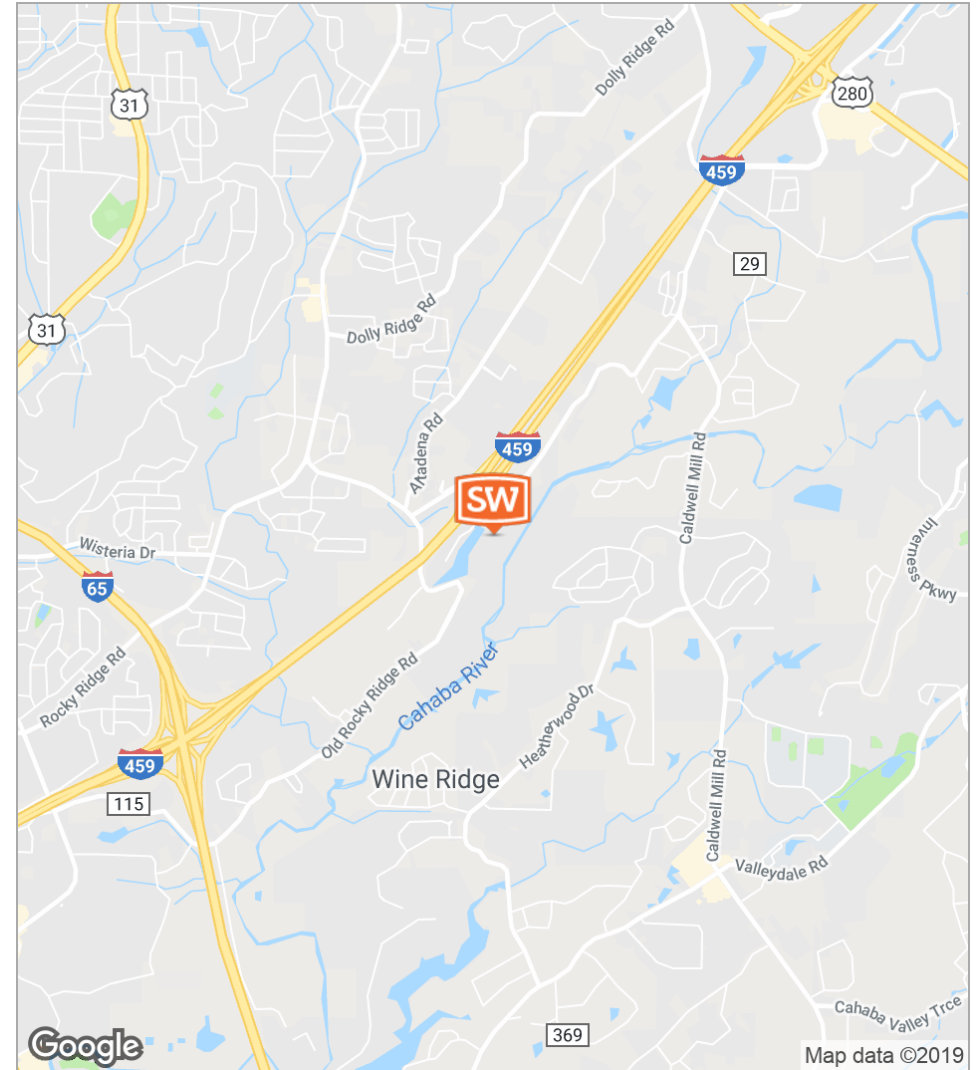
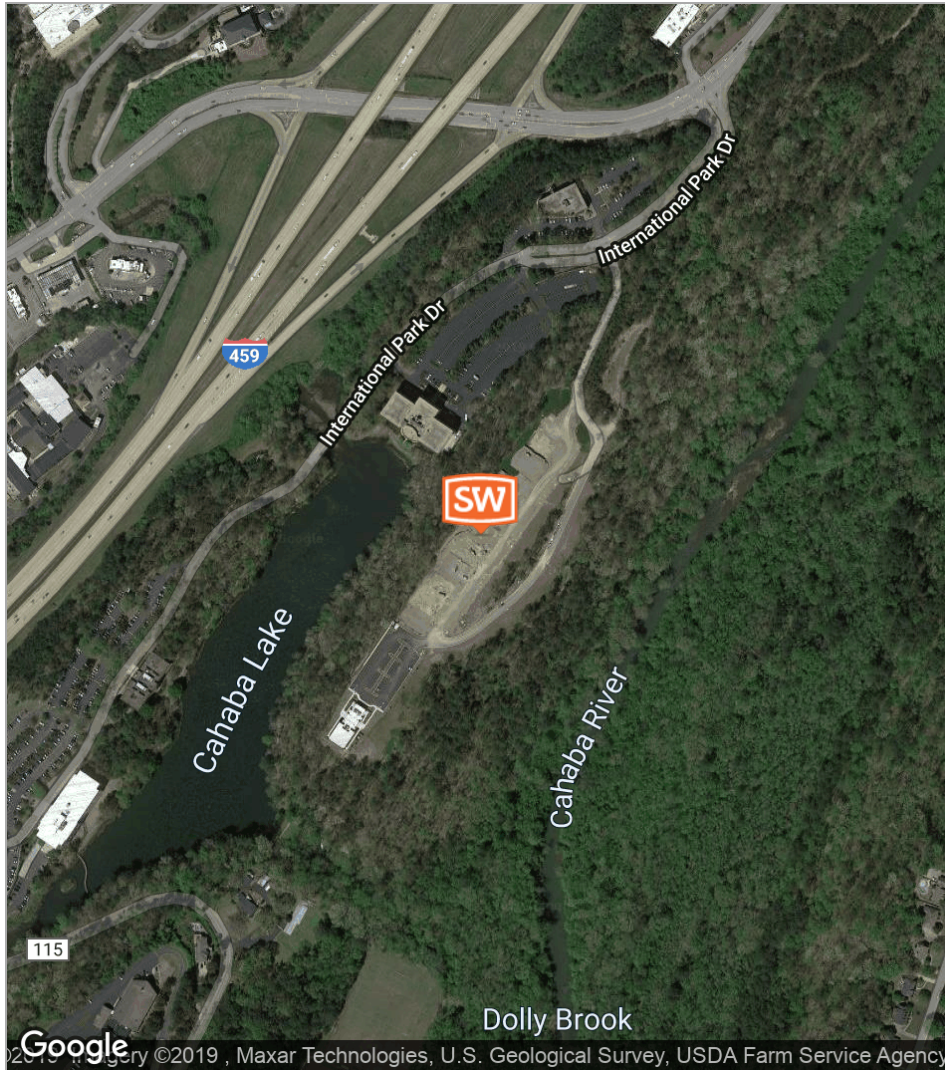
FOR SALE / FOR LEASE / BUILD-TO-SUIT

International Park Place

2401 International Park Place, Birmingham, AL 35243



SHANNON WALTCHACK
WE LOVE REAL ESTATE



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

Michael Murray, CCIM
205.382.1896
mm@shanwalt.com

Colt Byrom
205.243.9079
cb@shanwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com