

FOR LEASE

Free-Standing Warehouse

621 31st Street North, Birmingham, AL 35203



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Building Size:	38,777 SF

LOCATION DESCRIPTION

Frontage on 31st Street North, three blocks south of I-59/20

PROPERTY HIGHLIGHTS

- Free-standing warehouse distribution facility
- Office/Showroom space: 5,800 SF
- Sprinkler: Tyco wet-pipe system throughout
- Loading: 3 dock high doors
- Power: 240/120; 3 phase; 1200 amps
- Parking: 30 surface spaces
- Storage: Pallet rack system in place

JOHN M. HARDIN, SIOR, CCIM

205.222.4589

jh@shanwalt.com

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