FLEX/WAREHOUSE SPACE FOR SALE / FOR LEASE

• Lease Rate: \$3,800 SF / Month Modified Gross

• Sale Price: Undisclosed

• **Suite Size:** 5,050 SF - 1,700 SF Office / 3,350 SF Warehouse

• Lot Size: 0.25 AC

• Freestanding office/warehouse built in 1987

• 8 offices, conference room and break room

• 1-10' roll up door

• Warehouse is heated and cooled

• Dock high loading only, no grade level access

• 14' ceiling height clearance in warehouse

• 3 phase power

• Additional mezzanine storage available in warehouse area.

• Office space was recarpeted and painted in January 2016.

Ample Parking

• Backup Generator available

• Small fenced yard space

• Conveniently located in Hoover

AVERAGE HOUSEHOLD INCOME	
3 miles	\$ 58,876 \$ 98,076 \$ 107,538
TRAFFIC COUNTS	
Lorna Road +23,700 cars/day	

I-459 +107,300 cars/day

POPULATION

1 mile 12,094 3 miles 61,472 5 miles 131,880

DAYTIME BUSINESS POPULATION

1 mile 8,266 3 miles 40,246 5 miles 79,712











The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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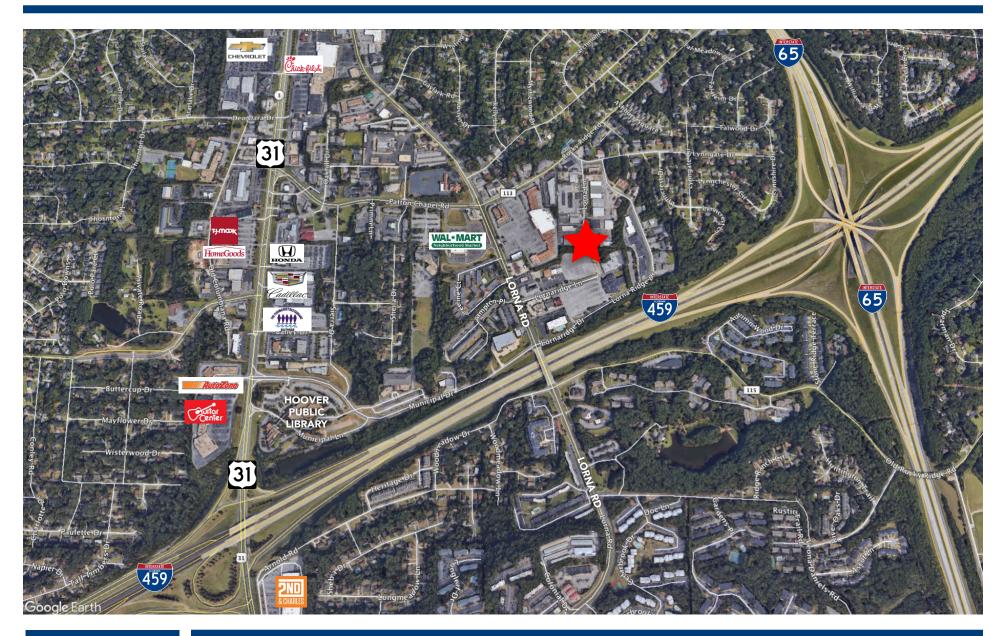


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