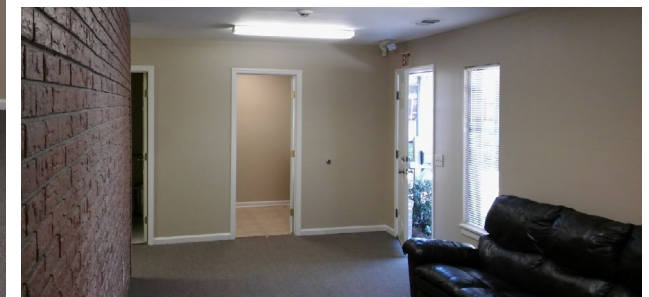


FLEX/WAREHOUSE SPACE FOR SALE / FOR LEASE

- **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

1 mile \$ 58,876
3 miles \$ 98,076
5 miles \$ 107,538

POPULATION

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

TRAFFIC COUNTS

Lorna Road
+23,700 cars/day

I-459
+107,300 cars/day

DAYTIME BUSINESS POPULATION

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



