

FOR LEASE

# 3531 Vann Rd

3531 Vann Road, Trussville, AL 35235



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## PROPERTY SUMMARY

<b>Available SF:</b>	8,400 SF
<b>Lease Rate:</b>	\$6.00 SF/yr (NNN)
<b>Lot Size:</b>	4.76 Acres
<b>Building Size:</b>	8,400 SF
<b>Grade Level Doors:</b>	3
<b>Ceiling Height:</b>	18.0 FT
<b>Year Built:</b>	2000

## PROPERTY OVERVIEW

- Easy access to Highway 11, I-59 & I-459
- Showroom & Warehouse components
- Elevated Docks & Roll-Up Doors
- 18' + ceiling heights
- Landlord willing to provide some improvements for office space

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

**Michael Murray, CCIM**  
205.382.1896  
mm@shannwalt.com

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

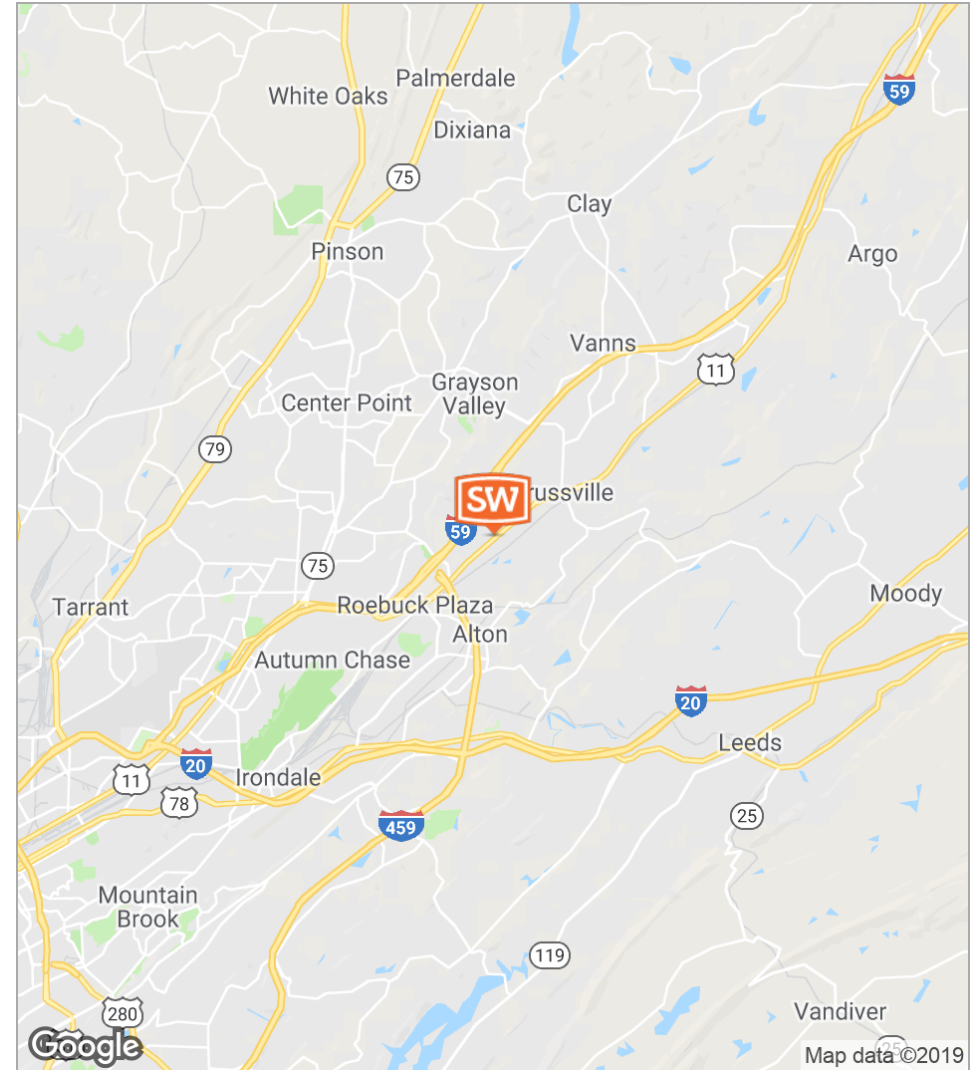
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