

FOR LEASE

# 101 25th Street South

Birmingham, AL 35233



SHANNON WALTCHACK  
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## PROPERTY SUMMARY

<b>Available SF:</b>	39,000 - 45,000 SF
<b>Lease Rate:</b>	\$3.95/SF/yr (NNN)
<b>Lot Size:</b>	1.5 Acres
<b>Building Size:</b>	45,000 SF
<b>Ceiling Height:</b>	24.0 FT

## PROPERTY OVERVIEW

Downtown Warehouse in excellent condition located in the heart of downtown Birmingham, next to the new Rotary Trail and visible from Red Mountain Expressway

## PROPERTY HIGHLIGHTS

- 24' Clear
- 3-Phase electrical service
- Dock high & grade level loading
- Sprinkler System
- Metal halide lighting
- Fully insulated
- Skylights
- Signage opportunity from Red Mountain Expressway

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

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