



# CRANE WAREHOUSE FOR SALE OR LEASE

BIRMINGHAM, ALABAMA

## SALE/LEASE

25 West Park Circle  
Birmingham, AL 35211

### TOTAL FACILITY SIZE

36,500 SF; 3,500 SF Office

### SITE

(+/-) 3.13 Acres; additional acreage available

### CRANES

(4) Ten ton cranes  
(2) One ton cranes

### CONSTRUCTION

Brick/insulated metal, built in 1993

### LOADING

Dock high and drive-in

### MAIN BAY

60'X300'

### CEILING HEIGHTS

20' Under hook

### ELECTRICAL

1800 Amp, 480 volt, 3-phase

### LIGHTING

LED in warehouse

### EXCLUSIVE AGENT

Ogden Deaton, SIOR  
205.871.7100

ogdend@grahamcompany.com



### COMMENTS

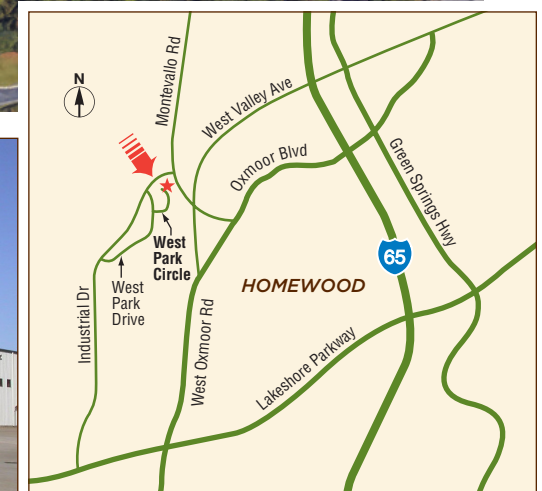
- Facility is in excellent condition
- Located in established industrial park
- Excellent crane capacity and coverage

### SALE PRICE

**\$1,395,000**

### LEASE RATE

**\$3.95 PSF NNN**



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