

# UNIQUE OPPORTUNITY | NEAR PEPPER PLACE

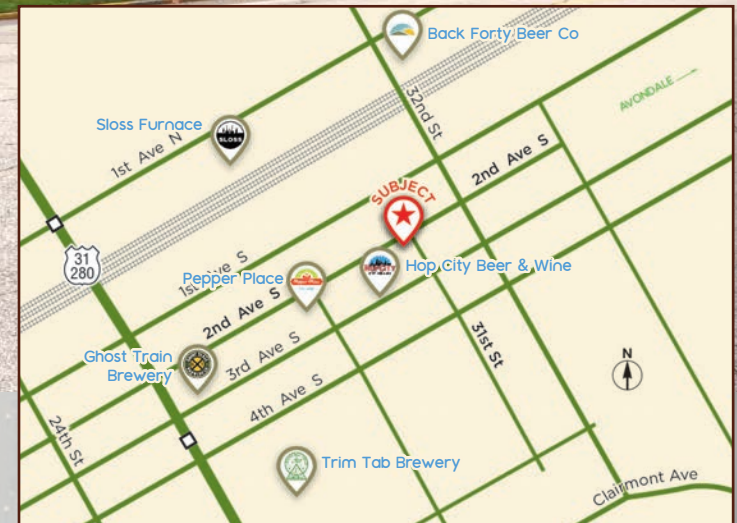
3029 2ND AVENUE SOUTH | BIRMINGHAM | AL | 35233

**LEASE** \$10.50/SF,NNN

- 9,600 SF total
- Corner space
- Exposed joists, glass sky lights
- Potential to expand parking
- Available June 1<sup>st</sup>, 2019



This historically significant industrial property is ready for re-purposing. Strategically set at the corner of 31<sup>th</sup> Street and 2<sup>nd</sup> Ave South, close to Pepper Place, this property offers flexible use for commercial, creative and entertainment uses. An open plan and many unique features are present throughout the property making this truly a rare find.



EXCLUSIVELY OFFERED BY

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