

FREESTANDING OFFICE/WAREHOUSE

NEW 1,921 SF COOLER CONSTRUCTED IN 2025

GrahamCompany.com



FOR LEASE | 2401 24th Street North | Birmingham, AL 35234

FOR LEASE

Freestanding Office/Warehouse FOR LEASE

2401 24th Street North
Birmingham, AL 35234

BUILDING SIZE 33,000 SF

SITE SIZE 1.84 Acres

LEASE RATE: \$9.85 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Freestanding industrial facility in Birmingham's Central submarket.
- + 3,150 SF Office space
- 17.5' Clear eaves and 20' clear center
- 1,921 SF open cool dock area with an inside clear ceiling height of 16'-10"
- Site is fully fenced with rear yard area
- 1600 amp, 480 volt, 3 phase service,
- (6) Dock-high doors and (1) drive-in door with loading ramp
- Zoned M-2, City of Birmingham



COOLER UPGRADE SPECS

- (2) 3' x 7' insulated man doors
- (1) 8' x 8' single side cooler door with electric
- (3) 8' x 8'-6" manually operated insulated dock doors
- KE2 controls for refrigeration

ELECTRICAL SERVICE UPGRADES

1600 amp, 480 volt, 3 phase service installed, including the service riser, metering, high voltage panel board, step down transformers and low voltage power panels.

- New Panel board: 1600a, 480 volt, NEMA 1 with Main breaker, service entrance rated with space for 18 three pole breakers and 10 single pole breakers.
- Installed one (1) 150kva transformer, 480-120/208 to supply power for the existing loads in the building.
- Installed new 120/208 volt panel to supply the existing loads in the building. The branch circuits will coordinate with the existing overcurrent protection.
- Installed (1) 75kvs transformer, 480-120/208 to supply power to new 200a, 3 phase low voltage panel for the loads associated with the new cool dock.