

INDUSTRIAL PROPERTY FOR LEASE

511 Vulcan Drive Birmingham, AL 35210



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JH BERRY
Commercial Real Estate

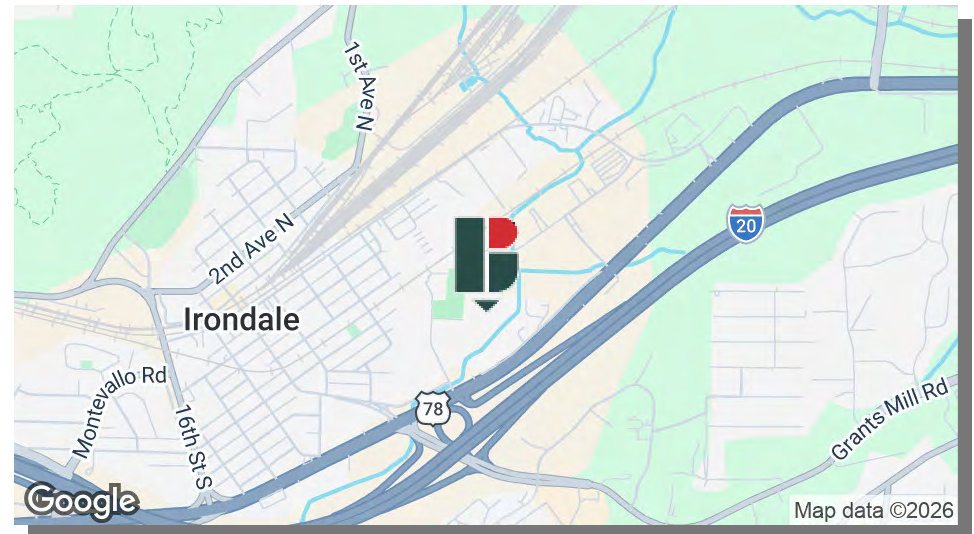
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/ Property Features

- +/- 166,318 SF total
- Can accommodate short-term storage needs
- Available: +/- 12,000 SF up to +/- 64,490 SF
- Lot size: +/- 7 acres
- Building signage available
- Rare large industrial asset in desirable Irondale market
- Excellent location with close proximity to Birmingham city center and Interstate access
- Building improvements complete: Exterior painting, parking lot and truck terminal repaved, all loading docks updated



PRICING:

\$4.85 – \$5.15 SF/yr (NNN)

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Suite 101: LEASED

Suite 103: LEASED

Suite 105:

- **\$5.15 SF/yr (NNN)**
- 12,000 SF up to 39,765 SF available
- +/- 1,200 SF office
- Ceiling height: 14' - 18'
- Two (2) drive in doors via ramp
- 3 dock positions available
- +/- 12,000 SF includes 3 dock positions and 1 drive-in door

Suite 107:

- **\$4.85 SF/yr (NNN)**
- 10,000 SF up to 24,725 SF available
- Ceiling height: 14' - 18'
- One (1) drive in doors via ramp
- 2 dock positions available

Suite 105 & 107:

- These suites can accommodate for short term storage options. SF, term, and rate will all be flexible.



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