

**FOR LEASE**

# FREESTANDING 60,000 SF WAREHOUSE

## OXMOOR INDUSTRIAL PARK

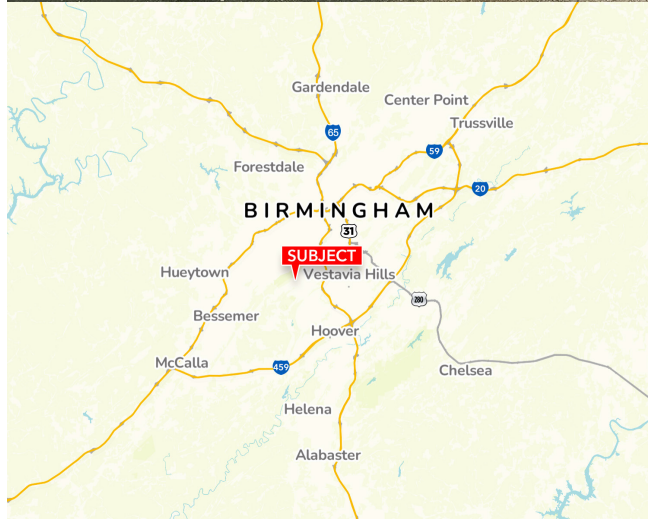
440 Industrial Lane  
Birmingham, AL 35211

**BUILDING SIZE** 60,000 SF  
**SITE SIZE** 5.04 Acres

**LEASE RATE: \$7.95 SF**  
(NNN)

### PROPERTY HIGHLIGHTS

- 60,000 SF Freestanding Building
- 6,000 SF Office
- Concrete-tilt-up construction
- 5.04 Acre Site with excess land for trailer parking or outside storage
- 6 Dock-High Doors
- Seven (7) trailer parking spaces
- Large concrete truck court
- 24' Clear height warehouse with efficient column spacing
- LED lighting throughout
- Skylights
- 600 Amp, 120/208Y power suitable for light manufacturing
- 47 Auto parking spaces

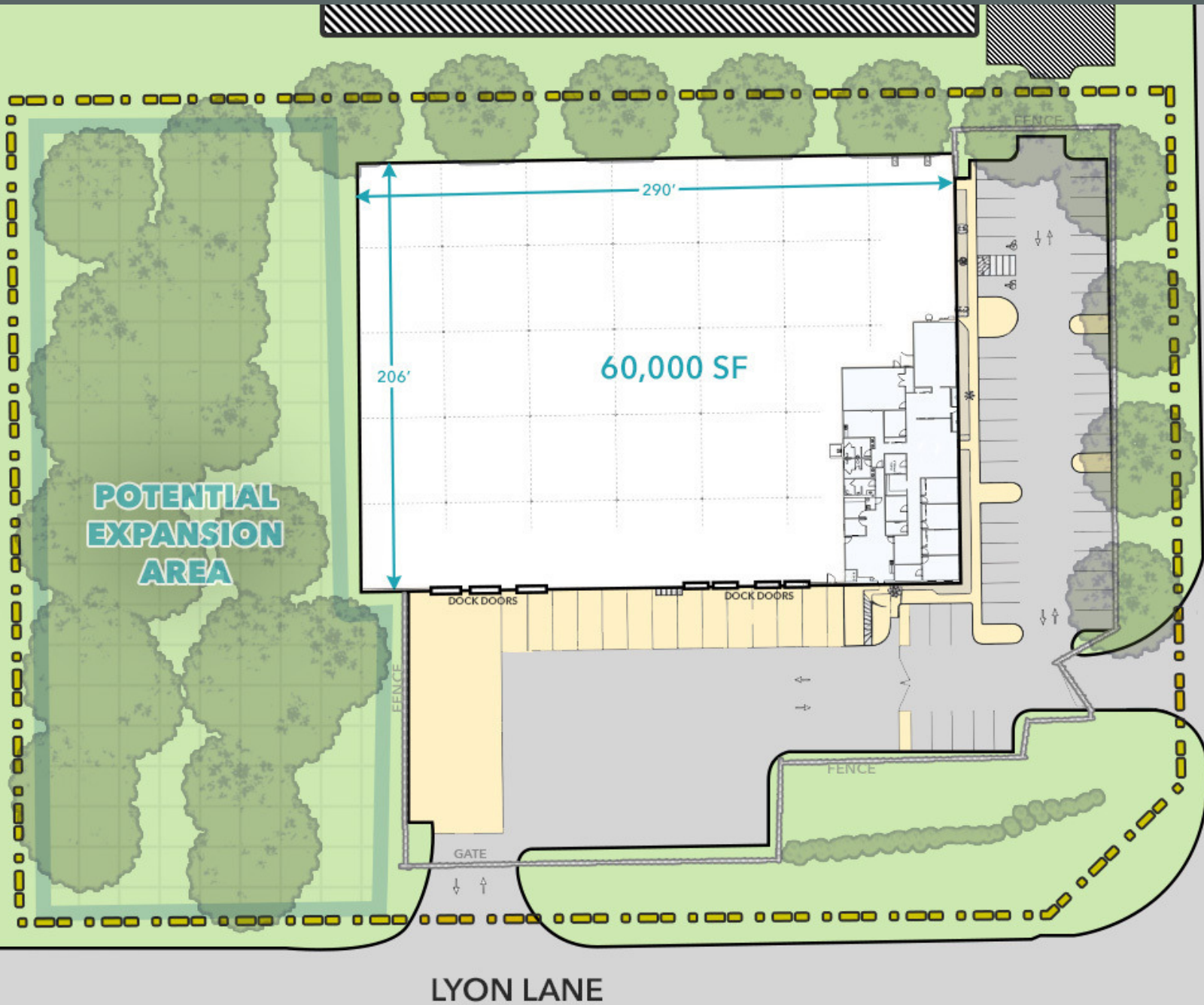


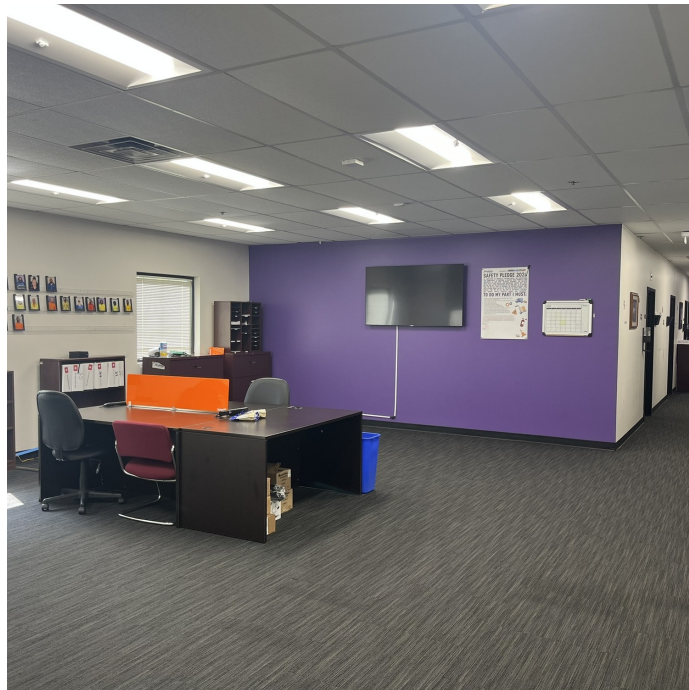
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**SONNY CULP, SIOR**  
sonnyc@grahamcompany.com  
205.871.7100

**JORDAN TUBB, SIOR**  
jordant@grahamcompany.com  
205.871.7100

**205.871.7100**  
GrahamCompany.com





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