



Commercial Real Estate

INDUSTRIAL PROPERTY FOR LEASE

# 511 Vulcan Drive

Birmingham, Alabama 35210



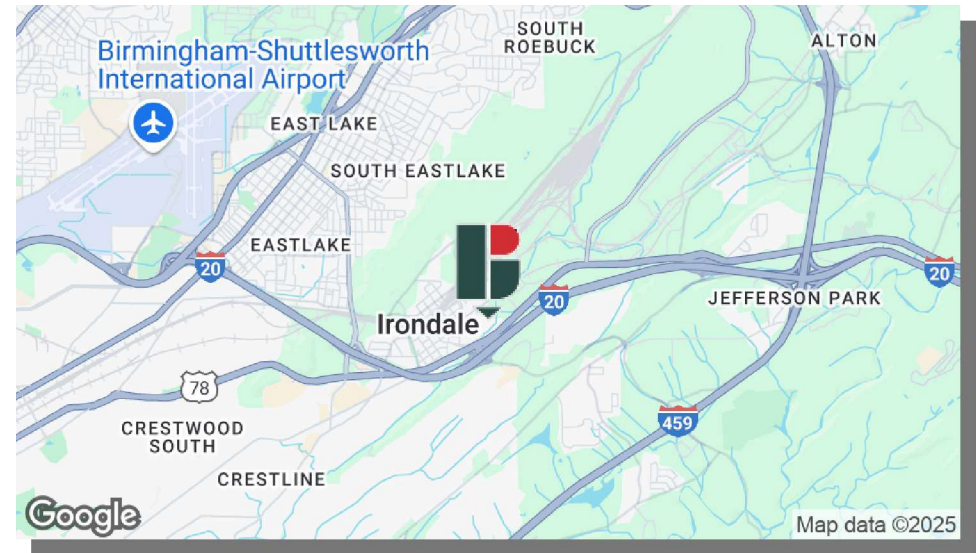


## 511 VULCAN DRIVE BIRMINGHAM, AL 35210

### PROPERTY HIGHLIGHTS

- +/- 166,318 SF total
- **Available:** +/- 24,725 SF up to +/- 64,490 SF
- Short term and long term warehouse storage available
- 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

LEASE RATE: \$4.85/SF (NNN)



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**Suite 1:** LEASED

**Suite 2:** LEASED

**Suite 3:**

- 12,000 SF up to 64,490 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 4:**

- 24,725 SF up to 64,490 SF available
- Ceiling height: 14' - 18'
- One (1) drive in doors via ramp
- 2 dock positions available

**Suite 3 & 4:**

- Suite 3 and Suite 4 can be demised to accomodate smaller SF user

Please Note: Short-term and smaller SF needs will be at a higher lease rate



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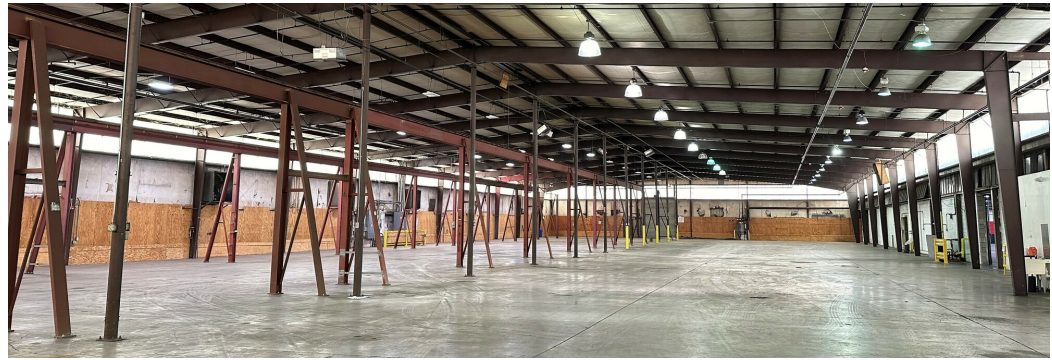
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