

# SALE OR LEASE



2823 Greystone COMM BLVD—Birmingham, AL 35242

- Building is 4,620 Sq. Ft. & split into two sides
- Left side is 2,940 Sq. Ft. & has 2 roll up doors (\$5,206.25 per month)
- Right side is 1,680 Sq. Ft. with 1 roll up door (\$2,975.00 per month)
- Lease rate is \$18psf + \$3.25psf or \$21.25psf total
- Sale price is \$990,000 (built in 1998)
- Monument signage available
- Zoned PC (Planned Commercial District)
- 23,428 Sq. Ft. of Land (0.537 Acres)
- Highway 280 Visibility
- High traffic count and growing daily
- Minutes from restaurants, Highway 119, Valleydale Road & I-459

PICTURE OF BACK OF BLDG

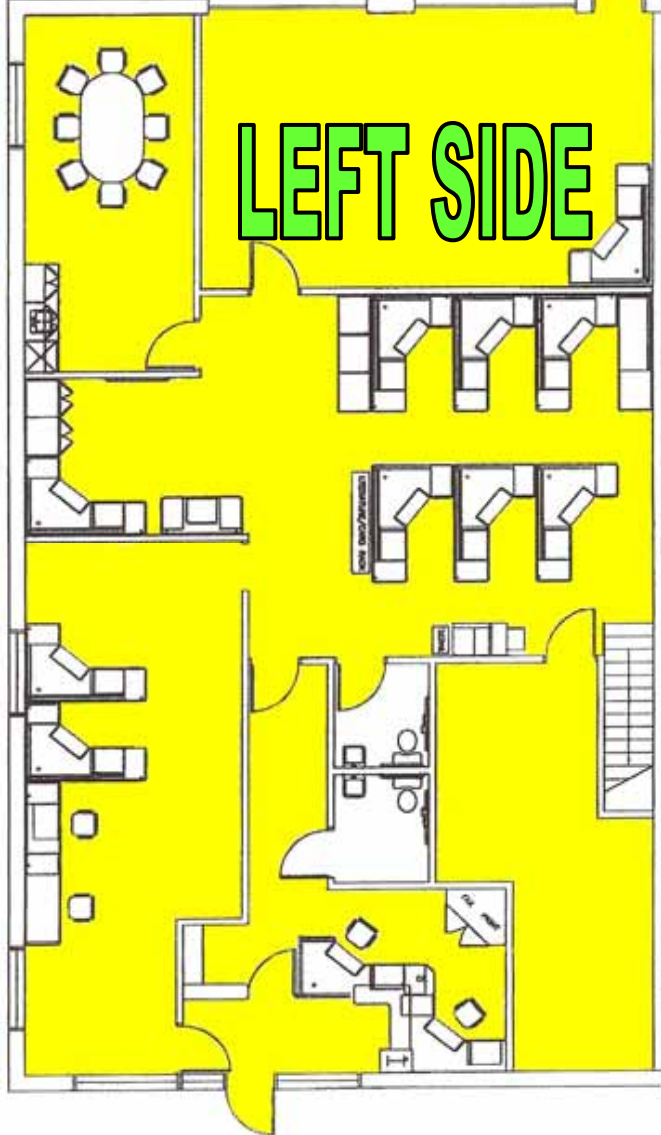


Information deemed reliable but not guaranteed.

**R120309PP**

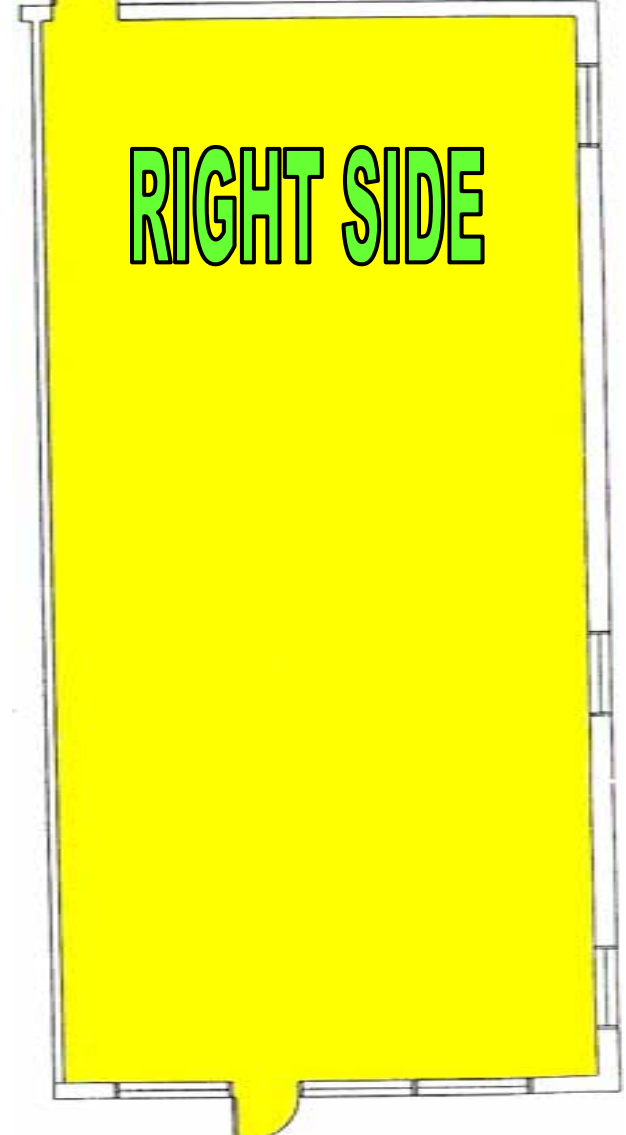
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**ROLL UP DOORS**



**ENTRANCE**

**ROLL UP DOOR**



**ENTRANCE**