

OFFICE/WAREHOUSE FOR SALE



- 9,400 Sq. Ft. BLDG with a semi new roof (Built in 1979)
- 8,420 Sq. Ft. is Warehouse with an average of 15' ceilings (3,250 Sq. Ft. is heated & cooled)
- 980 Sq. Ft. is Office space
- 0.43+/- Acres of land (18,530 Sq. Ft.)
- Two 10' x 10' Dock High Roll Up Doors
- 3 Phase (240 Volt)
- City of Irondale (Zoned C2)
- Sky lights thru-out the warehouse (save \$\$\$ on power bills)
- **Showings By Appointment Only!!!**
- Minutes from Interstate 20 & Interstate 459
- Possible current owner to lease back from new landlord (*call for more details*)

**1818 1st Avenue S
Irondale, AL 35210**



R010710PP

Information deemed reliable but not guaranteed.

850 Corporate Parkway
Suite 106
Birmingham, AL 35242
Phone: (205)408-9911
Fax: (205)408-9782



1st Ave S

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16th Street N

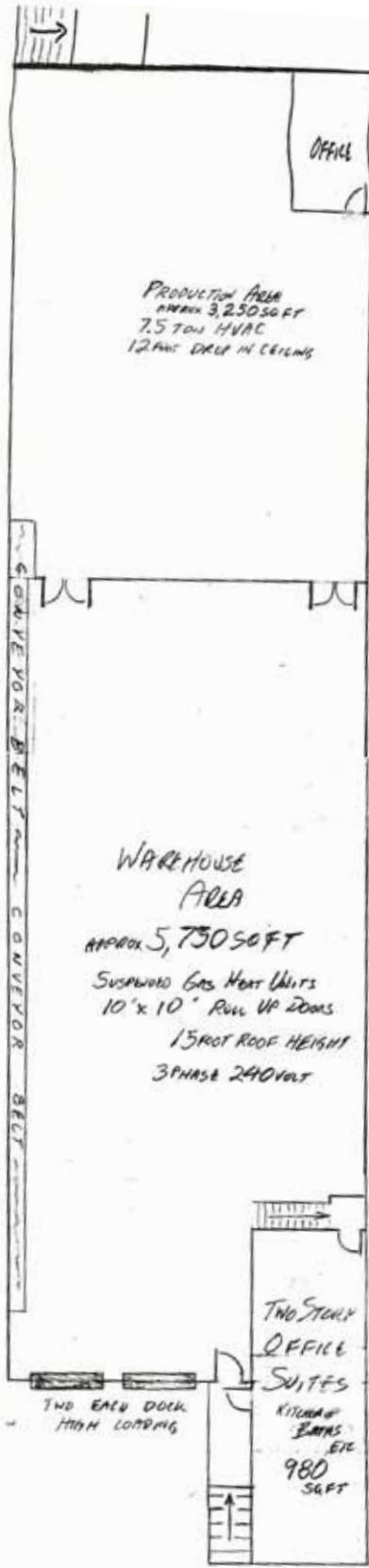
1st Ave N

19th St S

SITE

50 feet 20 m





OFFICE

PRODUCTION AREA
APPROX 3,250 SQ FT
7.5 TON HVAC
12' DROP CEILING

CONVEYOR BELT

WAREHOUSE AREA
APPROX 5,750 SQ FT

SUSPENDED GAS HEAT UNITS
10' x 10' ROLL UP DOORS
15' ROOF HEIGHT
3 PHASE 240 VOLT

TWO STORY
OFFICE
SUITES
KITCHEN
BREAKS
ETC
980
SQ FT

TWO ENDED DOCK
WITH LOADING

