



**FOR SALE or LEASE**  
**4350 S.F. OFFICE/WAREHOUSE**  
**RENT: \$3,600/month, Ind. Gross**  
**SALE: \$585,000**



<b>ADDRESS:</b>	<b>1161 Gadsden Highway; Irondale, AL</b>	
<b>SIZE:</b>	<b>Warehouse/Shop</b>	<b>3,750 S.F.</b>
	<b>Office</b>	<b><u>600 S.F.</u></b>
	<b>TOTAL</b>	<b>4,350 S.F.</b>
<b>Loading:</b>	<b>(3) 12' x 14' Drive-In Doors</b>	
<b>Ceiling Height:</b>	<b>24' Center, 22" Cave</b>	
<b>Construction:</b>	<b>Pre-engineered metal, clear span, 2024</b>	
<b>Electrical:</b>	<b>800 Amp, 3 Phase</b>	
<b>Land:</b>	<b>20,320 S.F., small fenced outside storage</b>	

Jack Key, Exclusive Agent  
J. KEY PROPERTIES, LLC  
Cell: 205.222.7107

P.O. Box 59835  
Homewood, AL 35259  
Email: [jack@jkeyproperties.com](mailto:jack@jkeyproperties.com)

The information herein has been obtained from sources believed reliable. However, J. Key Properties, LLC makes no guarantee, warranty, or representation about its accuracy. It is the potential purchaser or tenant's responsibility to independently confirm its accuracy.