



**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> |                        |

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