



PROPERTY DESCRIPTION

For SALE or LEASE! 14,263SF Office Warehouse located conveniently between Downtown BHM and West Homewood/Oxmoor. Former Armored Truck office with many security features. Surrounded by redevelopment projects. Excellent opportunity and ready to occupy! Call to discuss!

OFFERING SUMMARY

Sale Price:	Call to Discuss
Lease Rate:	Starting at \$7.50 psf NNN
Available SF:	14,263 SF

PROPERTY HIGHLIGHTS

- Minutes from I-65 and Downtown BHM
- High Security Building
- 20' Ceilings, 50'x40' column spacing
- Phase 3 Power
- New Roof in 2019, New HVAC ready to install.
- Office needs facelift but building is in great condition.

TRISH RUSHING, CCIM

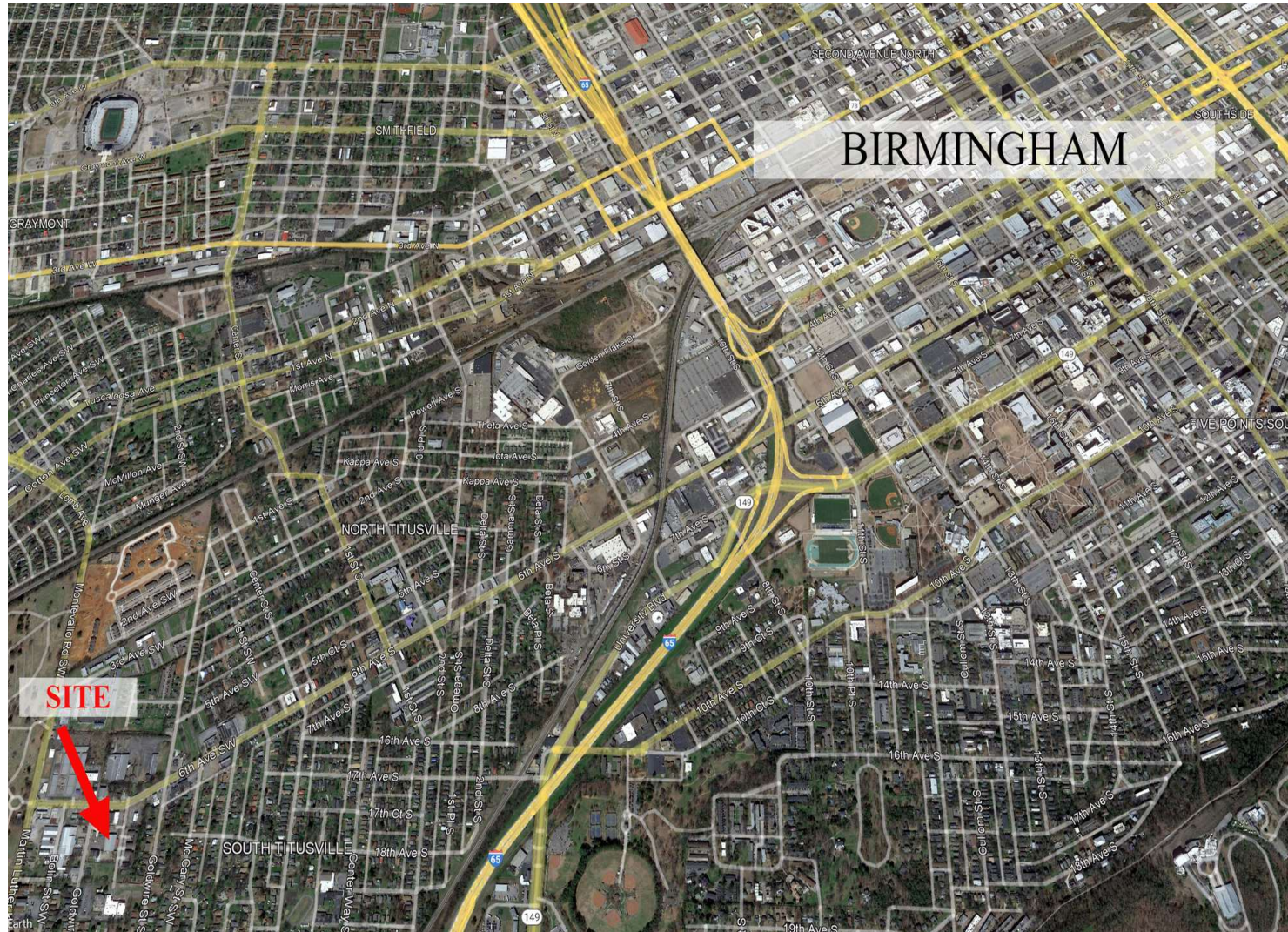
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RED ROCK
REALTY GROUP

INDUSTRIAL FOR SALE / LEASE

624 Goldwire Pl SW
Birmingham, AL 35211



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RED ROCK REALTY GROUP

1425 RICHARD ARRINGTON JR. BLVD. S SUITE 100 | BIRMINGHAM, AL 35205 | REDROCKRG.COM



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Floor plan of the second floor showing various rooms and their dimensions:

- Rooms and Dimensions:**
 - Gated Storage 1: 14' - 9" x 7' - 1"
 - Vault 1: 16' - 1" x 19' - 6"
 - Electrical Control Room: 12' - 8" x 16' - 6"
 - Gated Storage 2: 14' - 3" x 10' - 10"
 - Vault 2: 23' - 1" x 18' - 6"
- Other Dimensions:**
 - Top horizontal dimensions: 15' - 5", 10' - 1", 4' - 10", 16' - 6"
 - Left vertical dimensions: 14' - 9", 6' - 9"
 - Right vertical dimensions: 12' - 8", 23' - 1"
 - Bottom horizontal dimensions: 10' - 10", 14' - 2", 5' - 4", 18' - 6"
 - Internal vertical dimensions: 6' - 9", 19' - 6", 5' - 1"

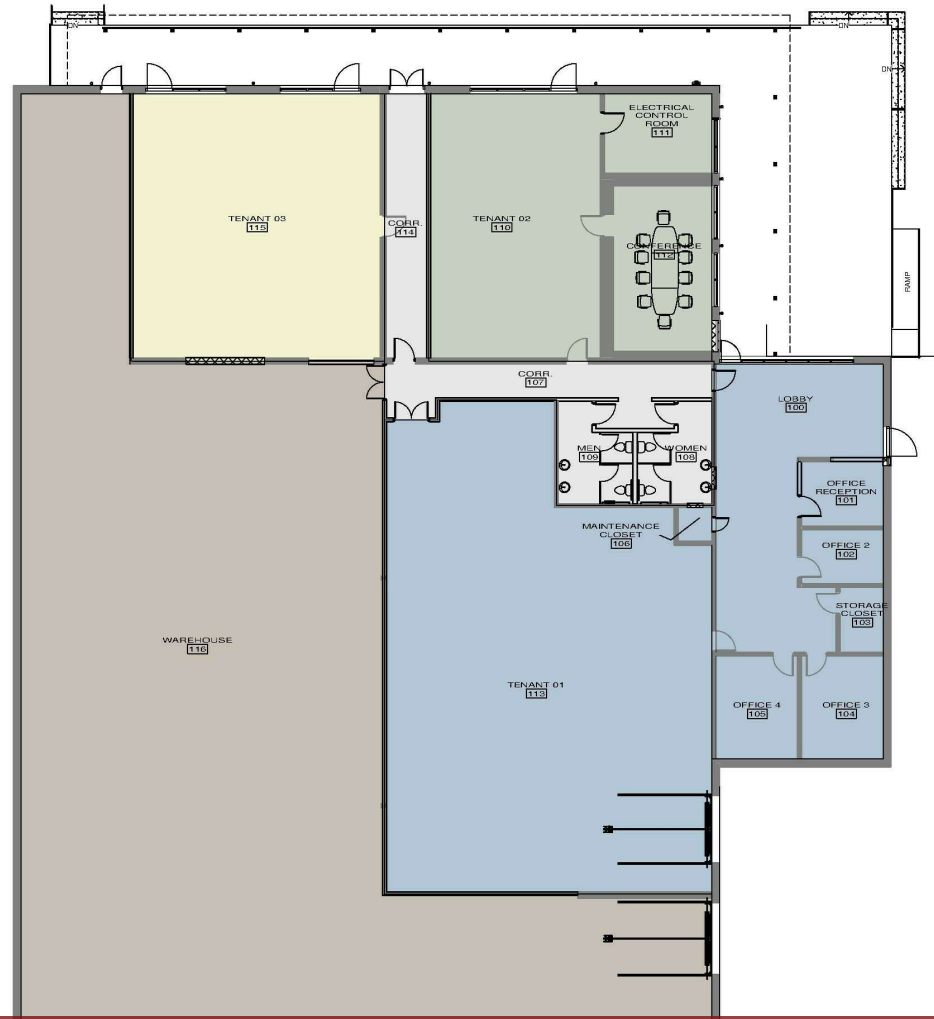
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SUBDIVISION EXAMPLE WITH COMMON AREA

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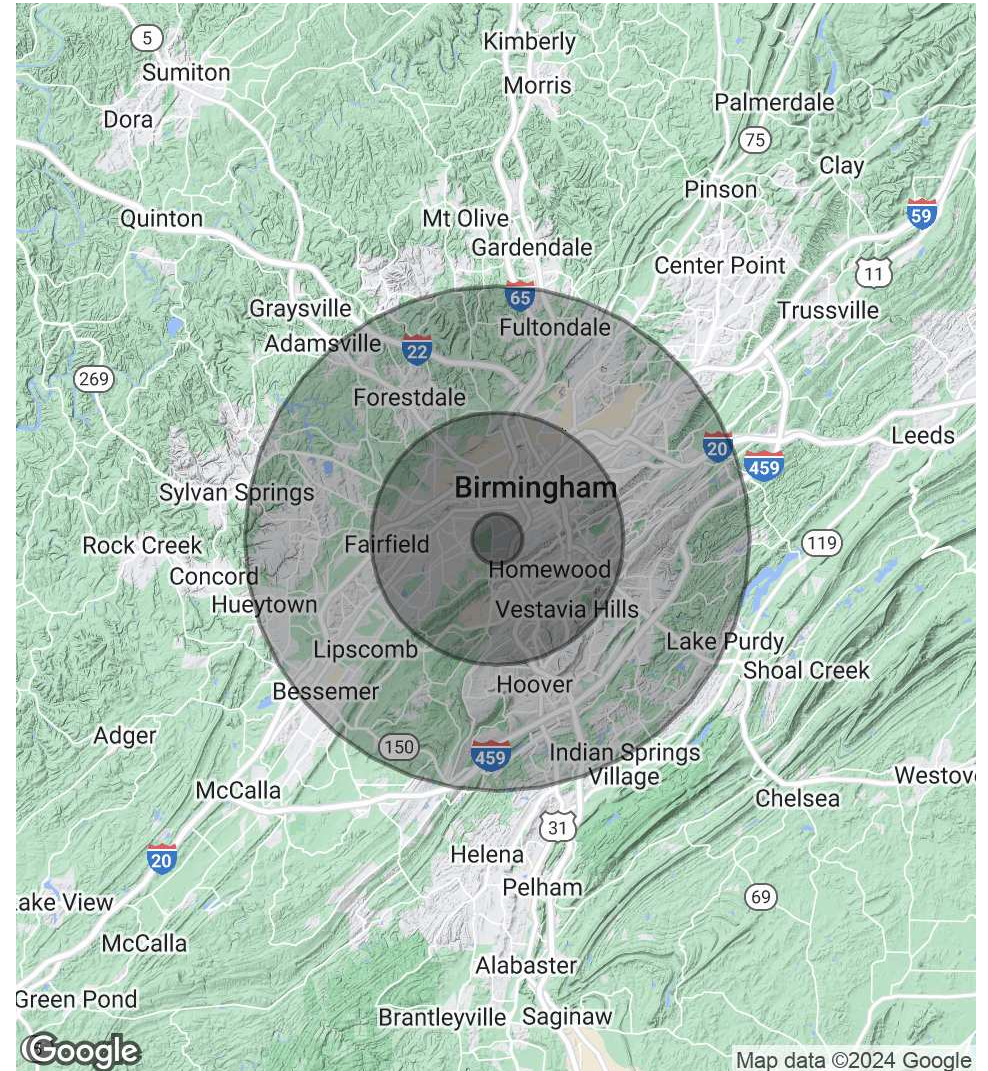
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,543	181,042	440,731
Average Age	38.5	37.9	38.8
Average Age (Male)	38.0	34.8	36.6
Average Age (Female)	40.9	39.5	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,338	95,884	219,188
# of Persons per HH	1.5	1.9	2.0
Average HH Income	\$31,584	\$63,688	\$70,881
Average House Value	\$70,822	\$206,110	\$208,735

2020 American Community Survey (ACS)



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