

FOR LEASE

This +/- 43,500 sf building, home to State Traditions, offers several unique leasing opportunities ranging in size from +/- 1,200 sf up to +/- 17,500 sf. This building is located on 1st Ave. S, in very close proximity to Avondale.

- Warehouse space ranging from +/- 5,000 sf up to +/- 17,500 sf
- Up to +/- 1,200 sf of office space available
- Dock high and drive-in loading
- Zoned M-1 Light Industrial

DEMOGRAPHICS:

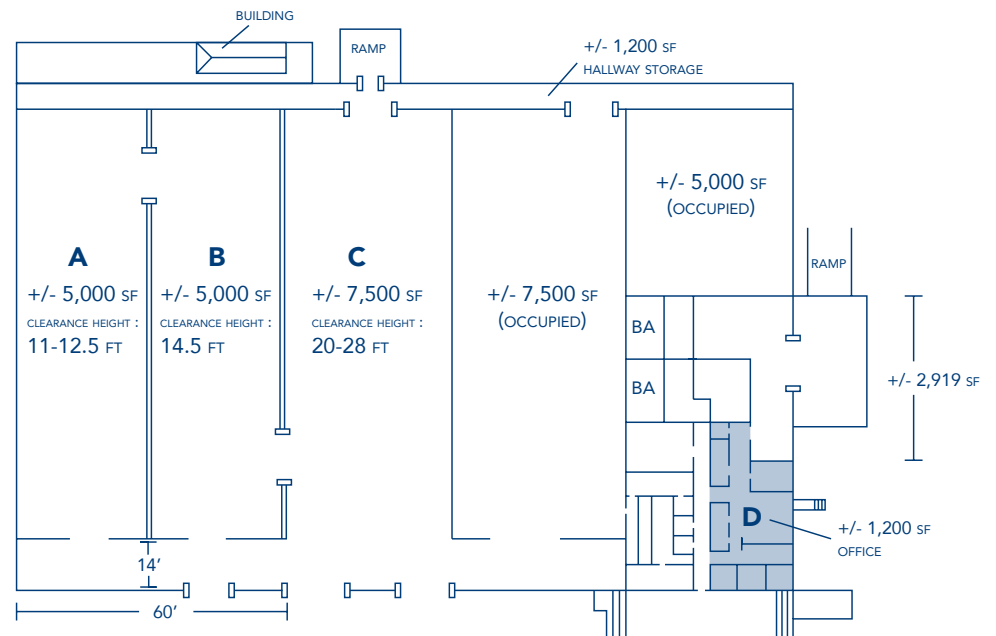
DAYTIME BUSINESS POPULATION

1 mile	19,172
3 miles	109,651
5 miles	65,684

TRAFFIC COUNT

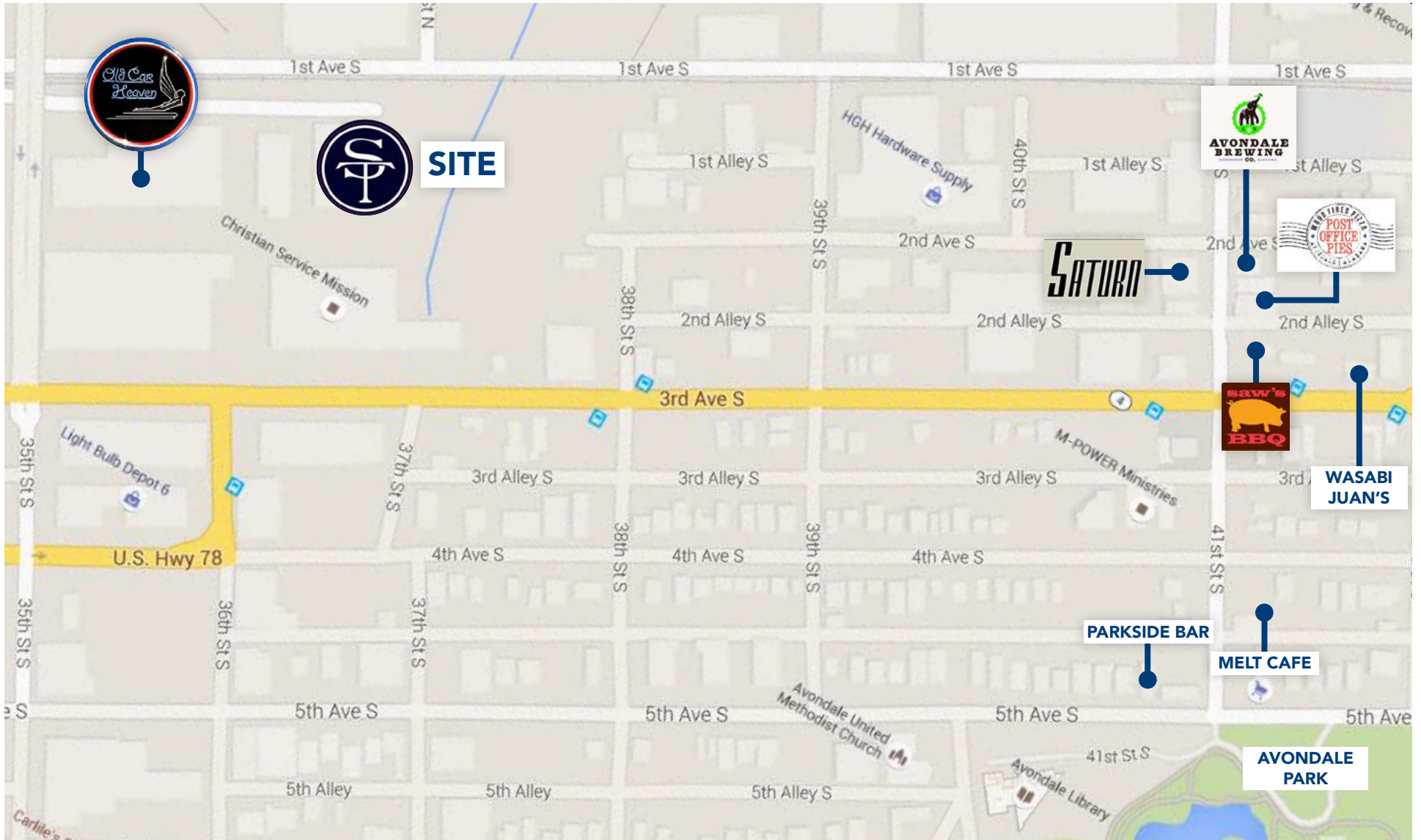
over **7,000 cars/day**

	A	B	C	D
RATE (psf)	\$6.50 (MG)	\$6.50 (MG)	\$7.25 (MG)	\$12 (full service)
	└──────────┘ utilities included			



3625 Birmingham
AL | 35222
1ST AVE. S

LEASING OPPORTUNITY ALONG FIRST AVE SOUTH



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