

1420

NIMITZ AVE

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WAREHOUSE FOR LEASE

\$2.75 PSF MG (MODIFIED GROSS)

- +/- 15 ACRES
- 70,000 sqft Building (primarily warehouse with some office space)
- +/- 5,600 sqft office/showroom that can be easily subdivided with separate roll up door
- Located less than 8 miles from the Talladega Super Speedway

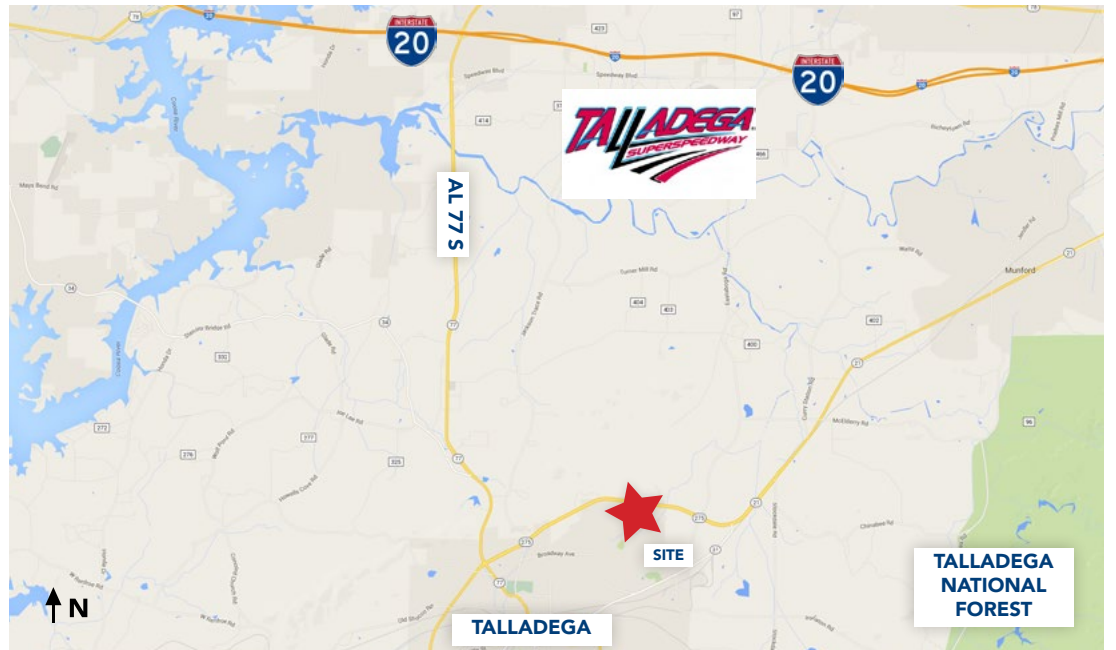
DEMOGRAPHICS:

POPULATION

1 mile **1,315**
3 miles **7,920**
5 miles **17,681**

TRAFFIC COUNTS

10,570 vehicles/day within 3 miles of site
over **38,000** vehicles/day on I-20
(less than 8 miles from the site)



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Charlie Norton
cnorton@harbertrealty.com
205.458.8116

2 North Twentieth Street
Suite 1700
Birmingham, AL 35203

HarbertRealty.com
205.323.2020