

INDUSTRIAL PROPERTY FOR LEASE

# 511 Vulcan Drive

Birmingham, Alabama 35210





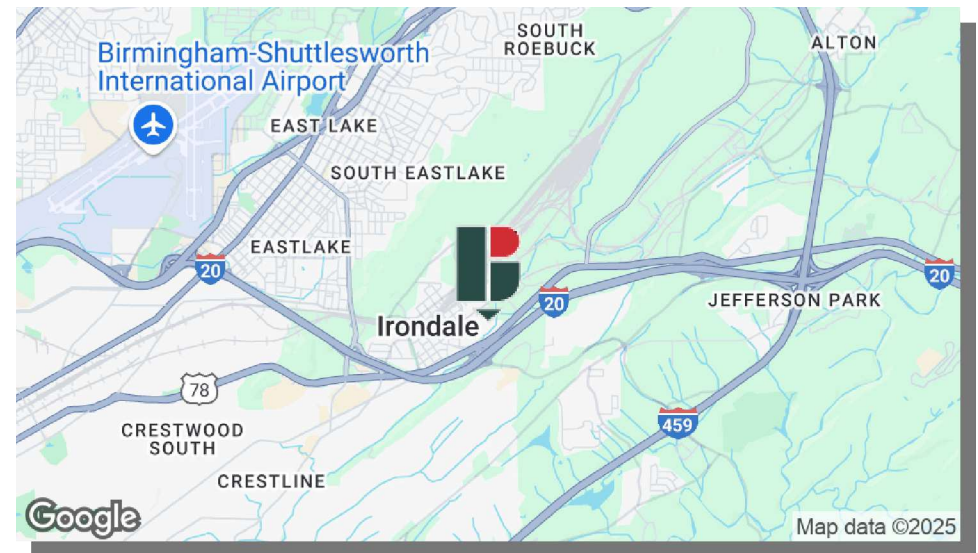
## 511 VULCAN DRIVE

BIRMINGHAM, AL 35210

### PROPERTY HIGHLIGHTS

- +/- 166,318 SF total
- **Suite 1:** +/- 35,228 SF
- **Suite 3:** +/- 64,490 SF
- Short term warehouse storage available
- Lot size: +/- 7 acres
- Single tenant or multi-tenant options
- Rare large industrial asset in desirable Irondale market
- Excellent location with close proximity to Birmingham city center
- Interstate access

LEASE RATE: \$4.85/SF (NNN)



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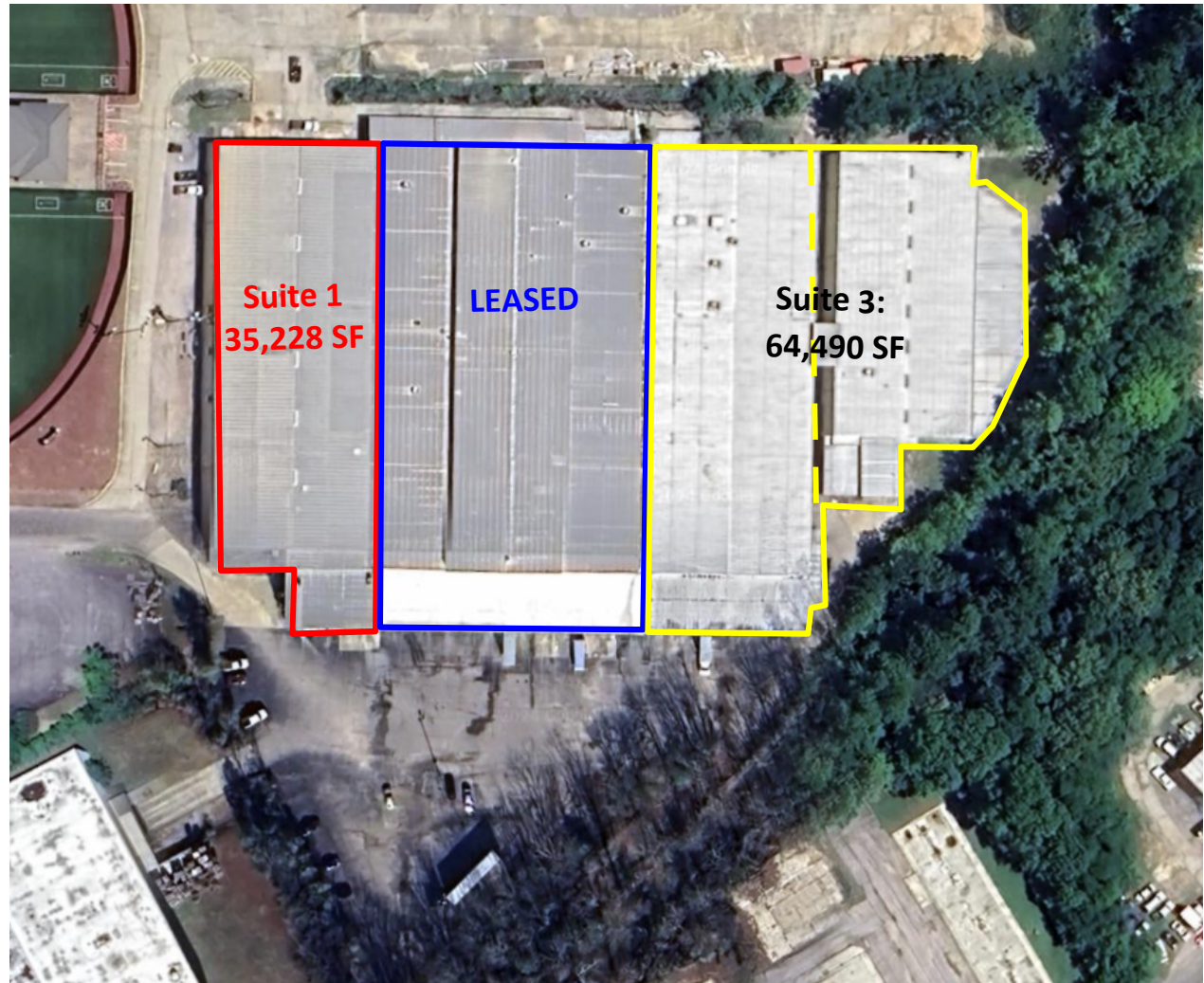
**Sonny Potter**

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**Suite 1:** +/- 35,228 SF area  
+/- 2,400 SF of office  
Ceiling height 18' - 22'  
One (1) drive in door  
Two (2) dock positions possible

**Suite 2:** LEASED

**Suite 3:** +/- 64,490 SF area  
+/- 1,200 SF office  
Ceiling height: 14' - 18'  
Two (2) drive in doors via ramp  
4 - 6 dock positions available



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