



RED ROCK
REALTY GROUP



1.2Ac Available

SITE

Hwy 119 – 21,329VPD



CHURCH OF THE
HIGHLANDS

FOR LEASE

HWY 119 INDUSTRIAL

8365 Highway 119, Alabaster, AL 35007



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PROPERTY DESCRIPTION

Freestanding Office Warehouse in Alabaster, AL. Located on heavily trafficked Highway 119 with visibility to over 20,000 vehicles a day. Situated on +/-2 acres of level land with a 3000sf clear span warehouse with both grade and dock level OHDs. 30x30 detached Shed with OHD and Separate 1500sf Office building with 3 offices, open entry area, kitchen, breakroom and 1 restroom. Additional +/-1.2 acres of open yard area available.

PROPERTY HIGHLIGHTS

- Freestanding Office Warehouse
- Immediately Available
- High Traffic Frontage
- Yard Area
- Zoned B-3, 119 Overlay

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,500 SF
Lot Size:	2 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,336	19,274	44,404
Total Population	23,543	53,268	122,528
Average HH Income	\$105,005	\$103,305	\$110,846

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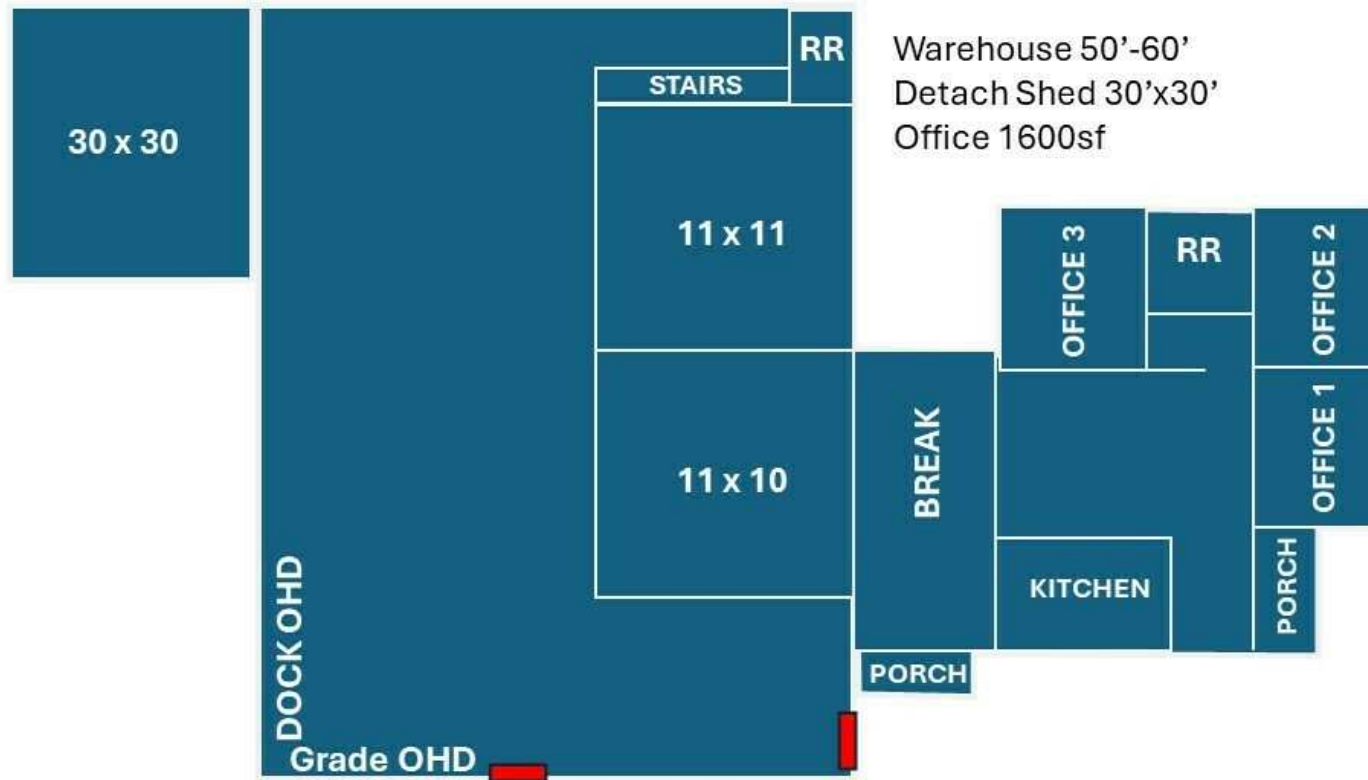
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INDUSTRIAL FOR LEASE

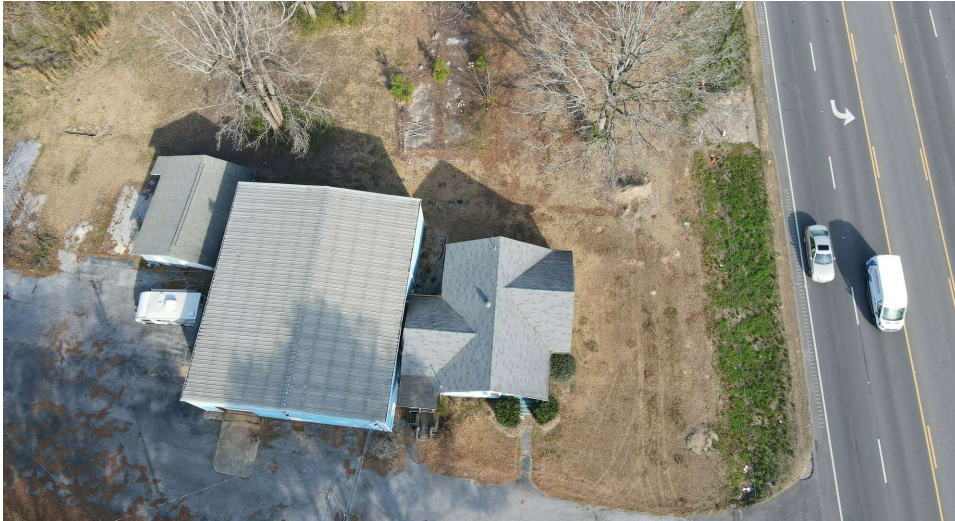
8365 Highway 119
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NOT DRAWN TO SCALE. FOR REFERENCE ONLY.

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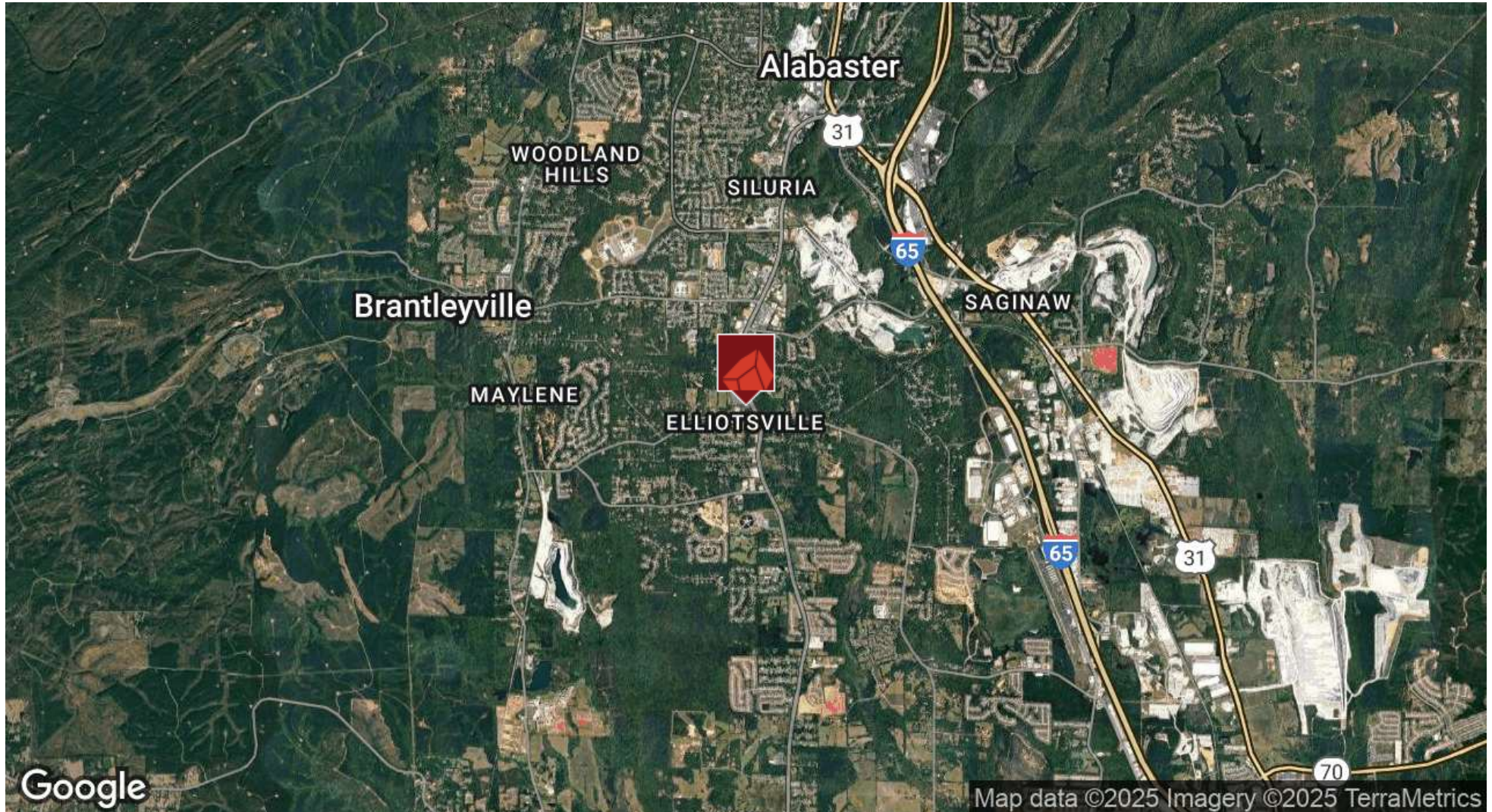
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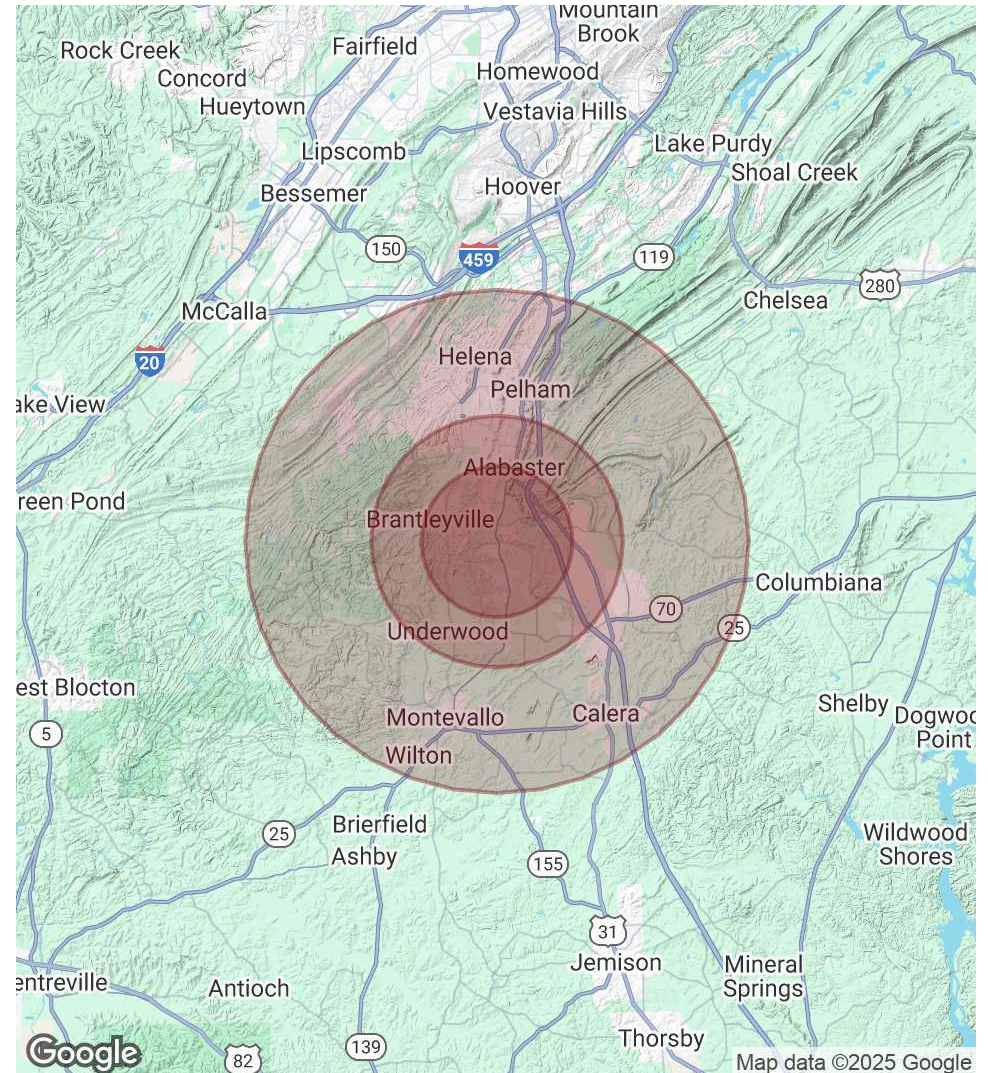
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,543	53,268	122,528
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,336	19,274	44,404
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$105,005	\$103,305	\$110,846
Average House Value	\$290,608	\$275,833	\$299,833

Demographics data derived from AlphaMap



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