

5478 HWY 78 EAST

5478 US-78 East, Birmingham, AL 35210

WAREHOUSE RETAIL OFFICE SHOWROOM PROPERTY FOR LEASE



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"Creating Value in Commercial Real Estate"

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Lease Rate	\$11 SF/YR	
LOCATION INFORMATION		
Building Name		Former Fabric Jungle Location
Street Address		5478 US-78 East
City, State, Zip		Birmingham, AL 35210
County		Jefferson
Nearest Highway		Property is 1.2 miles from I-20 and 2.2 miles from I-459, & 1.75 miles from Fed-Ex distribution center.
BUILDING INFORMATION		
Building Size	11,608 SF	
NOI	\$0.00	
Cap Rate	0.0	
Number of Dock High Doors	1	

PROPERTY INFORMATION	
Property Type	Retail, Office,
Property Subtype	Showroom
Zoning	M-1
Amenities	Available Q4 2026. The building is equipped with automatic water shutoffs, and has dual Starlink and Spectrum setup. The roof was recently updated. The warehouse is 1,350 SF. There is an 800 SF stand alone office on site, and a .5 mile nature trail on site.

PARKING & TRANSPORTATION	
Parking Type	Surface
Number of Parking Spaces	37

UTILITIES & AMENITIES	
Central HVAC	Yes
Restrooms	4

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