

# SALE OR LEASE MANUFACTURING FACILITY

1008 37th St. N, Birmingham, AL 35222



**SIZE** Under crane: 58,098 sq. ft.  
Office/ break room: 2,080 sq. ft.  
Storage: 720 sq. ft.  
Total: 60,098 sq. ft.

**CRANES** 7 Bridge Cranes, 2-ton to 6-ton

**LOADING** Five 16 x 16-ft. drive-in doors;  
three 16 x 20-ft. drive-in doors

**ELECTRICAL** 480v, three-phase

**LAND** Approx. 3.5 acres

**TOPOGRAPHY** Property is located in FEMA  
special flood zone area AE

**REMARKS** Plenty of parking; 21 x 163-ft.  
shed area



**LEASE PRICE: \$13,000/mo. nnn**  
**SALE PRICE: \$1,500,000**

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