

**Longleaf Realty**  
**PARTNERS, LLC**

**FOR LEASE**

**516 Jefferson Blvd**  
*Birmingham, AL*



**Presented by**

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# Property Summary

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## PROPERTY HIGHLIGHTS

- 27,552 Square Feet plus 19,200 Square Feet of Mezzanine space
- 3,747 Square Feet of finished office.
- Two (2) dock high doors.
- One (1) grade level door.
- Wet Sprinkler System .
- Covered concrete drive in ramp and loading area.
- Two additional parcels (0.24 Acres each) that can be used for additional parking or lay down yard.
- Tenant improvement allowance available (contact broker for details)
- 3 Phase power.
- 10' clear height to mezzanine.
- 32' Clear height in the open warehouse area.

## OFFERING SUMMARY

**Lease Rate : \$5.50/SF/Yr NNN**

Building size: 27,552 SF

Available SF: 27,552

Lot size: 1.2 Acres

Zoning: B2



# Additional Photos





# Additional Photos

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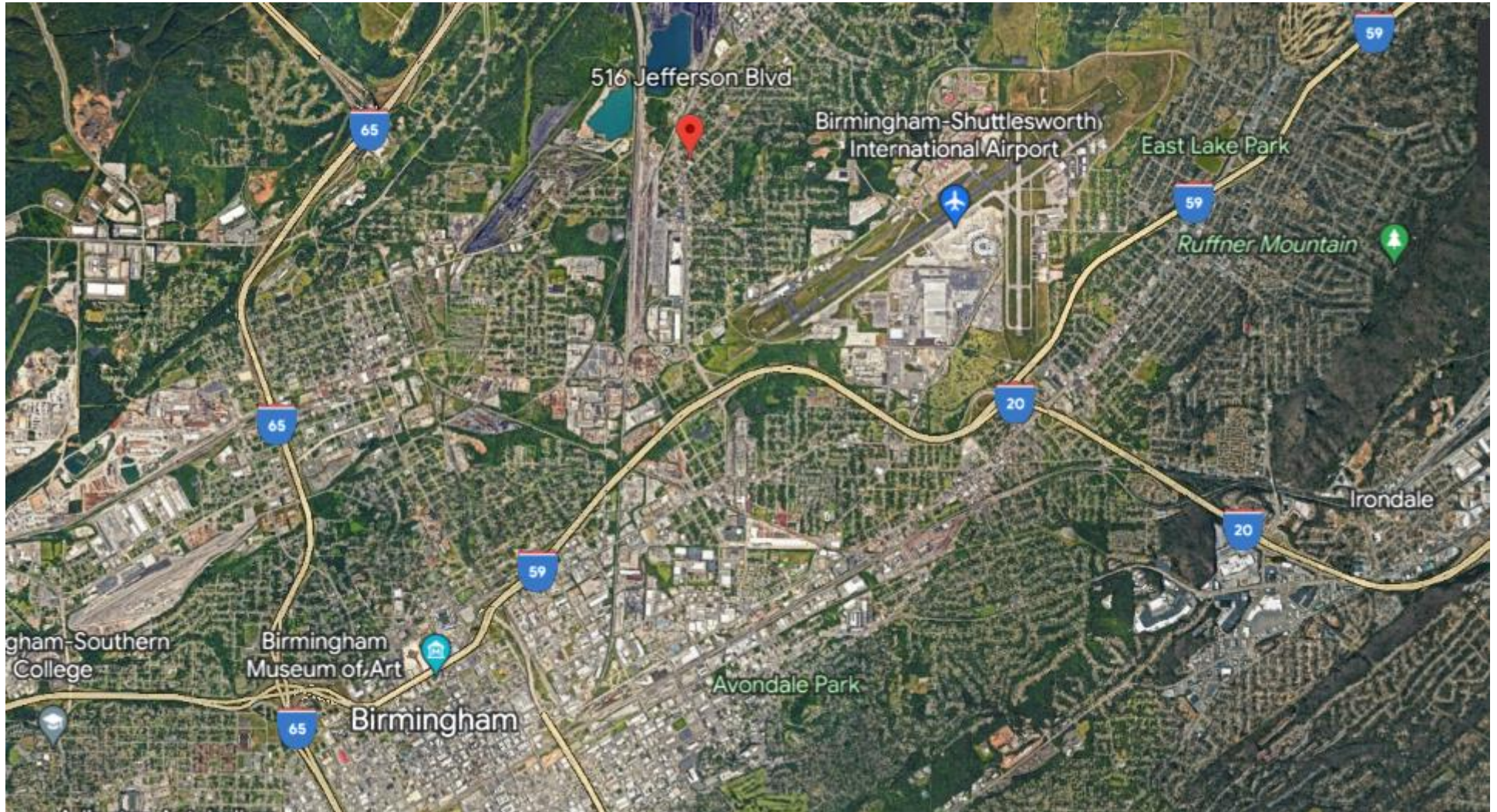


## Additional Photos

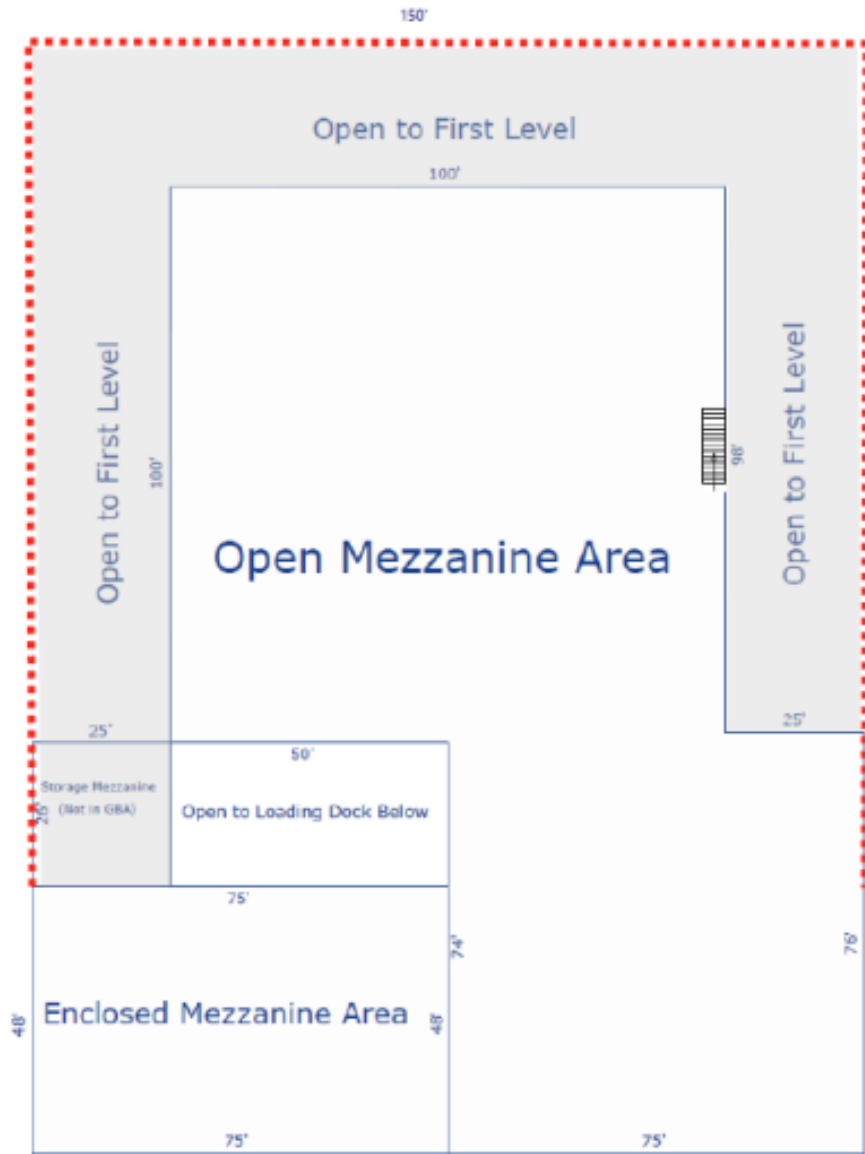




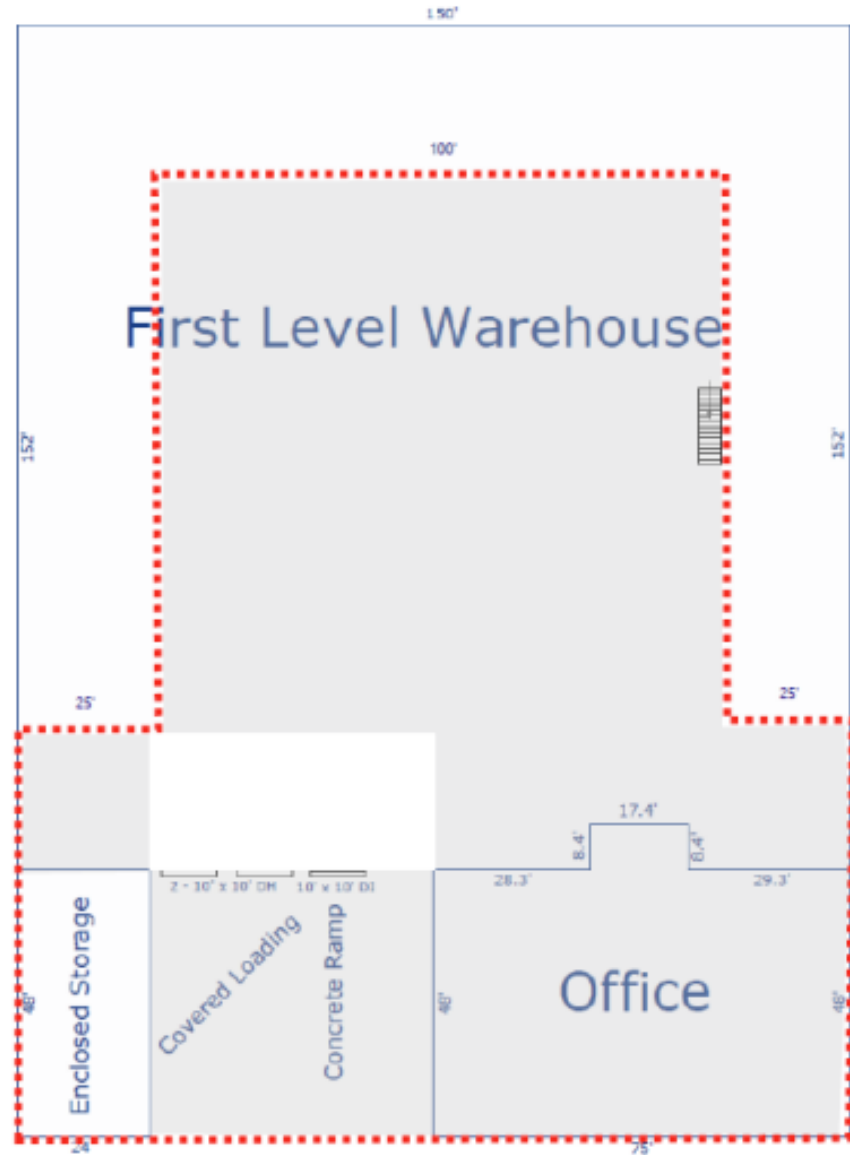
# Location Map



# Floor Plan



Upper Level



First Level