



+/- 6,000 Warehouse Opportunity

400 US Highway 78 Leeds, AL 35094



FOR SALE

Property Highlights

- Available: +/- 6,000 SF warehouse situated on +/- 1.9 acres
- Former machine shop ready to hook up equipment (3-phase power)
- Includes finished living space with full kitchen, closet and full bath
- 1 dock high and 1 drive-in door
- Gravel, fenced laydown yard for outdoor storage
- Located in unincorporated St. Clair County (no municipal zoning restrictions)



SQ FT
+/- 6,000



TRAFFIC
20,956 VPD
(Hwy 411)



ACCESS
Highway

Demographics

3 mile

5 mile

10 mile

	3 mile	5 mile	10 mile
Population	13,696	27,588	91,518
Households	5,714	11,157	34,989
Labor Force	10,889	21,909	72,296
Med HH Income	\$77,550	\$85,068	\$96,162

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Market Aerial



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Additional Photos



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