



INDUSTRIAL FOR SALE OR LEASE

109 CITATION COURT

Homewood, Alabama 35209
Jefferson County



BUILDING	+/- 24,220 sf
OFFICE	+/- 3,920 sf
SITE SIZE	+/- 3.1 acres
LOADING	Dock-high & drive-in
SALES PRICE	\$1,150,000
LEASE RATE	\$5.50 psf (NNN)

BUILDING FEATURES

- Exceptionally clean facility
- Brick and block construction
- 104 parking spaces
- Fully air-conditioned building
- 3 acres allows for building expansion or outside yard storage
- Zoned L-1; Light Industrial; City of Homewood

FOR MORE INFORMATION, PLEASE CONTACT:

Mark Byers, SIOR
Executive Vice President
(205) 314-5522
mbyers@egsinc.com

Deborah McGill, CEcD
Brokerage & Consulting
(205) 314-5534
dmcgill@egsinc.com

EGS COMMERCIAL REAL ESTATE, INC.
505 20th Street North, Suite 700
Birmingham, AL 35203
(205) 939-4440
www.egsinc.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

