

# FOR LEASE

## OFFICE / WAREHOUSE

**RealtySouth™**

2501 Twentieth Place South  
Suite 400  
Birmingham, Alabama 35223

508 Mineral Trace • Hoover, Alabama 35244



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### FEATURES

- 1.25 +/- acres
- Located in Trace Crossings
- Wooded setting
- One street behind the Hoover Metropolitan Stadium
- Convenient to I-459 and John Hawkins Parkway

### BUILDING

- Constructed 1993
- 14,000 +/- square feet

### OFFICE

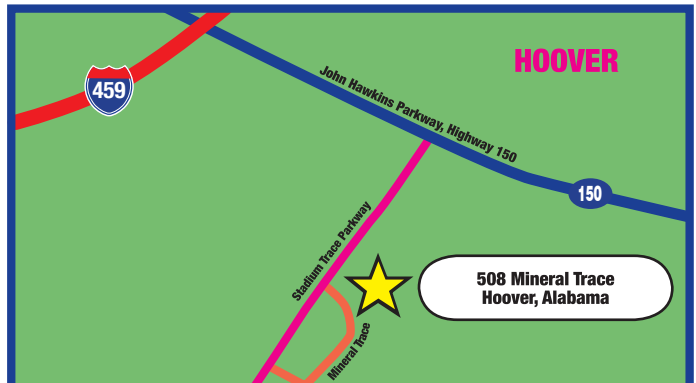
- 7,000 +/- sf
- 6 office suites

### WAREHOUSE

- 7,000 +/- sf
- 2- dock high doors
- 4- drive-in doors
- 17'-20' clear ceiling height

### FOR PRICING, CONTACT AGENT

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information, which may be approximate. Buyers and/or tenants should conduct their own independent investigations and rely only on those results



### Commercial Sales and Leasing

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