



# OFFICE/WAREHOUSE FACILITY

CULLMAN, ALABAMA

## SALE/LEASE

2304 Industrial Drive  
Cullman, AL

### FACILITY SIZE

(+/-) 71,795 SF Total  
(+/-) 8,829 SF Office  
32,157 SF Production area  
30,809 SF Manufacturing/  
warehouse

### SITE

8.2 Acres

### LOADING

2 Dock high with levelers  
1 Drive-in door

### CEILING HEIGHTS

14'-22'

### ELECTRICAL

3 Phase

### ZONING

M1-P, Industrial Park

### YEAR BUILT

1986, Addition in 1998

### EXCLUSIVE AGENT

John Coleman  
205.871.7100  
johnc@grahamcompany.com



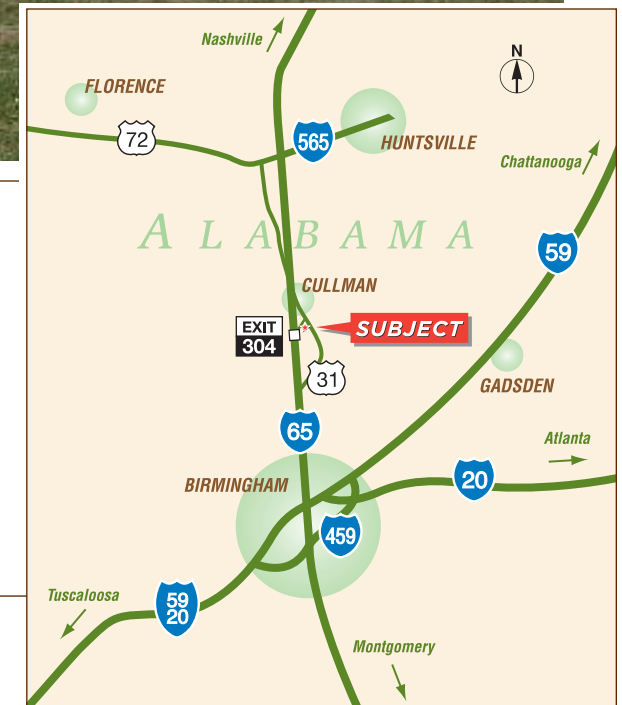
**SALE PRICE**  
**\$2,350,000**

**LEASE RATE**  
**\$3.50 PSF, nnn**

### COMMENTS

- Ample employee parking
- Excellent interstate access
- Attractive work force
- Progressive business climate
- Fully sprinkled- wet

Information deemed reliable, but not guaranteed.



110 Office Park Drive  
Suite 200  
Birmingham, AL 35223

TEL 205.871.7100  
FAX 205.871.3331  
grahamcompany.com

3/30/10 g