

**FOR SALE**

**11063 US Highway 280**

Westover, AL 35147



**SHANNON  
WALTCHACK**



#### OFFERING SUMMARY

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Sale Price:</b>      | \$850,000.00 - <b>\$56.00/SF</b> |
| <b>Cumulative Size:</b> | 15,159 SF                        |
| <b>Building 1:</b>      | 9,776 SF                         |
| <b>Building 2:</b>      | 5,383 SF                         |

#### PROPERTY SUMMARY

- Two buildings for sale in Westover
- Great access to Birmingham metro
- Located on Hwy 280 on an industrial corridor
- Twenty minutes from the I-459/Highway 280 interchange
- Currently, both buildings are built out as mostly office but both can be opened up into traditional flex space
- Highway 280: 20,062 VPD

**SETH BERRY, SIOR**

205.369.0809

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

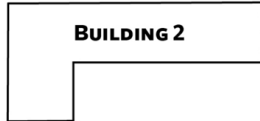
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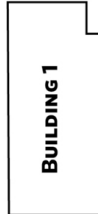
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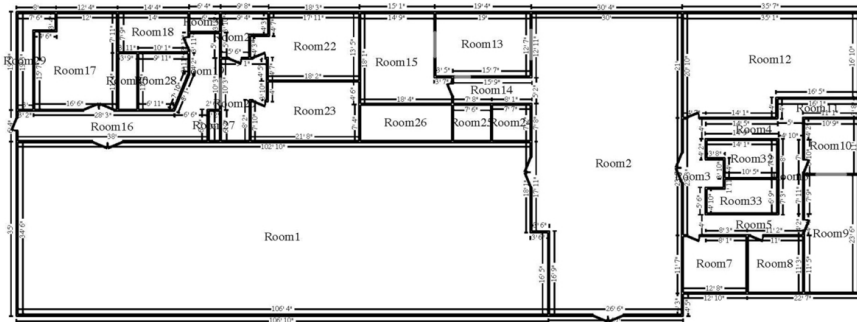
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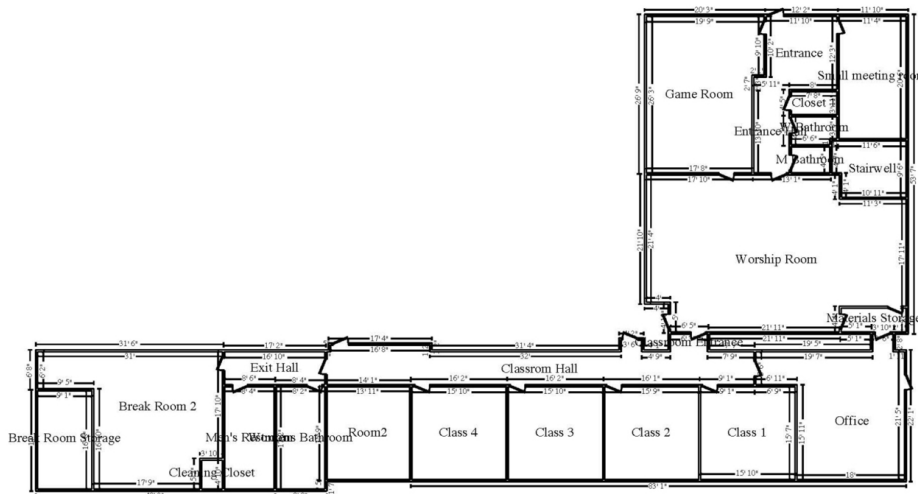
**BUILDING 2**



**BUILDING 1**



**BUILDING 1**  
9,776 SF



**BUILDING 2**  
5,383 SF

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