



BUILDING PROFILE

2176 Parkway Lake Dr - Hoover

City: Hoover

County: Shelby



General Building Data

Street Address: 2176 Parkway Lake Drive
Nearest City: Hoover
Within City Limits: Yes
Zip Code: 35244
MSA: Birmingham-Hoover, AL
Latitude: 33.35986000
Longitude: -86.78784000
Loc. In Industrial Park: Yes
Park Name: Riverchase
Located in Office Building: No
Within HubZone: No
Within New Market Tax Credit Area: No

Total Size: 10,822 Sq. Ft.
Space Available: 10,822 Sq. Ft.
Multi-tenant: No
Number of Buildings: 1
Number of Floors: 1
Building Expandable:
Expandable To: 13000
Total Acreage: 3.40
Additional Available:
Ceiling Height: Eave: 18 ft
 Max: 18 ft

Transportation

Rail Service

Provider:
Track Status: Not Specified
Provider 2:
Track Status: Not Specified

Waterway

Provider:
Dock Facility: Not Specified

Nearest Commercial Air City

Birmingham, AL
 Mi. to Service: 16

Nearest Municipal Air City

Bessemer
 Mi. to Service: 13

Highways

Type	Name	Mi. To Access	4 Lane?
Federal	31	0.30	Yes
State	119	2.30	
Interstate	I-65	2.00	Yes
Interstate	I-459	3.00	Yes

Air Conditioned: Yes
Heated: Yes
Plug and Play: Yes
Num of Seats: 40
Raised Floors: No
Year Built: 1997
Last Expansion: 2006
Sprinklers: Yes
Construction Material: Primary: Brick
 Secondary: Metal

Parking Paved: Yes
Number of cars: 75
Zoning: Light Industry
Previous Use:
Previous Use Desc: Engineering Firm

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Utilities

Natural Gas

Provider: Spire

Electric

Provider: Alabama Power Company

Water

Provider: Birmingham Water Works

Fiber/Telecom

Provider: AT&T

Fiber Optics: Yes

Redundancy: Yes

xDSL Available: Yes

Sewer

Provider: Birmingham Water Works

Price

Base Rent (Annual):	\$16.50 per sq.ft.
Sale Price:	\$1,500,000.00 Total
Negotiable:	Yes
Date Quoted:	5/14/2019 12:00:00 AM
Price Comments:	Direct lease. Tenant pays for all utilities.

Key Building Features

Great office layout with high ceilings. Good mixture of open and private offices.

Building Comments

Excellent location for a technology or R&D firm with testing or light manufacturing needs. Building is in close proximity to most of the metro area's tech firms and is at the crossroads of Alabama's automotive corridor.

Area Amenities

Located in a Planned Industrial section of Hoover's Riverchase Business Park. Easy access to highways, airports, dining, lodging and residential.

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