



BUILDING PROFILE

1820 South Park Drive

City: Hoover

County: Shelby



General Building Data

Street Address: 1820 South Park Drive
Nearest City: Hoover
Within City Limits: Yes
Zip Code: 35244
MSA: Birmingham-Hoover, AL
Latitude: 33.35025000
Longitude: -86.79476000
Loc. In Industrial Park:
Park Name: Riverchase Office Park
Located in Office Building:
Within HubZone:
Within New Market Tax Credit Area:

Total Size: 9,600 Sq. Ft.
Space Available: 9,600 Sq. Ft.
Multi-tenant: No
Number of Buildings: 1
Number of Floors: 1
Building Expandable:
Expandable To: 1.20
Additional Available: No
Ceiling Height: Eave: ft
 Max: ft
Air Conditioned: Yes
Heated: Yes
Plug and Play: Yes
Num of Seats:
Raised Floors:
Year Built: 1997
Last Expansion: 2018
Sprinklers: Yes
Construction Material: Primary: Brick
 Secondary:
Parking Paved: Yes
Number of cars: 33
Zoning: Office & Instution
Previous Use:
Previous Use Desc:

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: 20

Nearest Municipal Air City

Bessemer
 Mi. to Service: 16

Highways

Type	Name	Mi. To Access	4 Lane?
Interstate	I-65	2.00	Yes
Interstate	I-459	2.10	Yes
Federal	31	0.30	



Utilities

Natural Gas	Provider: Spire	Electric	Provider: Alabama Power Company
Water	Provider: Birmingham Water Works	Fiber/Telecom	Provider: AT&T
Sewer	Provider: Birmingham Water Works	Fiber Optics:	Yes
		Redundancy:	
		xDSL Available:	Yes

Price

Base Rent (Annual):	\$12.50 per sq.ft.
Sale Price:	
Negotiable:	Yes
Date Quoted:	4/15/2019 12:00:00 AM
Price Comments:	Tenant pays all utilities

Key Building Features

Brand new interior build out. Exterior completely updated. Move in ready
Key card access for security

Building Comments

Area Amenities

Close to restaurants, hotels and residential areas. Easy access to interstate

www.edpa.org



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