

OFFICE SPACE FOR SALE OR LEASE

2,500 S/F +/-
Skyland Blvd., Tuscaloosa, Alabama

325 SKYLAND BLVD. EAST



NEW PRICE: \$225,000

LOCATION: Along the Skyland Boulevard commercial corridor at Longview Road, 1/4 mile west of McFarland Boulevard Intersection. Great access to Skyland Boulevard and less than 1/2 mile from Exit 73 on I-59/I-20

BUILDING DETAILS: Approximately 2,500 square feet of office space, including kitchenette and conference room. Six total individual offices as configured. One acre lot.

UTILITIES: All available, tenant pays. Gas heat.

COMMENTS:

- Attractive building with ample parking and storage
- Suitable for investment or owner-occupied office
- Rental rate: \$2,083.00 per month or \$10.00/psf plus Tax and Insurance pass-throughs
- Lawn care provided by landlord if property leased
- Low maintenance building with copper roof
- Lease in place with Red Cross through 2012. Call for details on availability.

For More Information
Please Contact:

WARD MCFARLAND

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**PROGRESSIVE
PROPERTIES**

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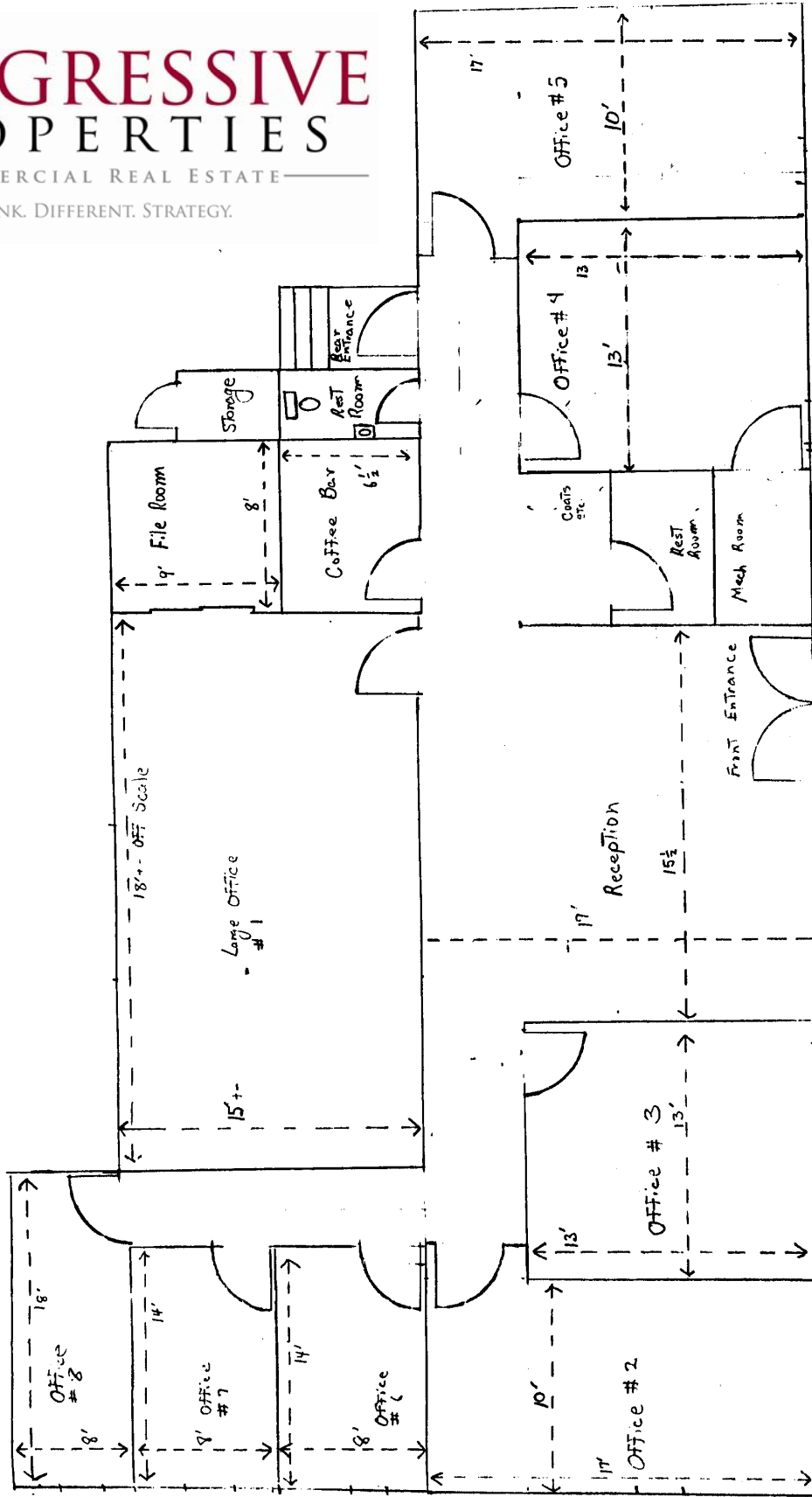
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BUILDING LAYOUT