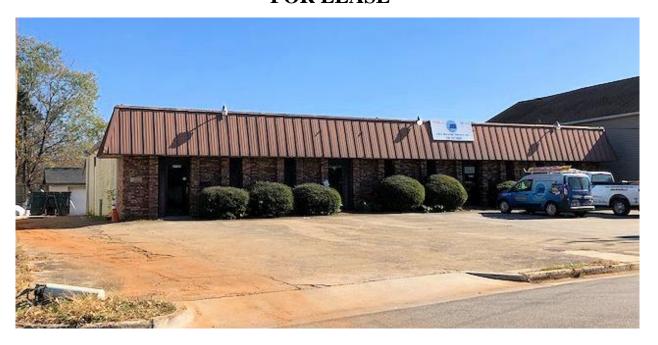


8213 STEPHANIE DRIVE **FOR LEASE**



DESCRIPTION: PARTIALLY LEASED MULTI-TENANT OFFICE/WAREHOUSE BUILDING.

> GREAT FOR OWNER /OCCUPANT WITH BUILT-IN TENANTS OR INVESTORS. SUITE A & B IS APPROX. 1,200 SF., RECENTLY RENNOVATED AND IS NOW FOR LEASE FOR \$2,000/MONTH.

LOCATION: FROM S. MEMORIAL PKWY., EAST ON LILY FLAGG, RIGHT ON

STEPAHNIE DRIVE. SUBJECT PROPERTY IS ON THE LEFT.

BUILDING(S) SIZES: 6,235 SQ. FT. (+/-)

VACANT SUITE(S): A & B - 1,200 SQ.FT. (+/-)

PARKING: 10 SPACES (+/-)

ZONING: C-1 **SALE PRICE:** \$430,000

LEASE PRICE: SUITE A & B: \$2,000/MONTH

CONTACT: RUSS RUSSELL CCIM, ALC, CEA ◆ 256-536-7777

FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT WWW.RUSSRUSSELL.COM.

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.











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