



COMMERCIAL REAL ESTATE

## 800 CLINTON AVENUE FOR LEASE



**DESCRIPTION:** FREE STANDING MULTI-PURPOSE BUILDINGS, FORMERLY A CHURCH, CURRENTLY USED AS A R&D FACILITY. VIEW THE VIRTUAL TOUR AT [800CLINTONAVE.COM](http://800CLINTONAVE.COM).

**LOCATION:** ON THE CORNER OF CALIFORNIA STREET AND CLINTON AVENUE.

**BUILDING SIZE:** 12,680 SQ. FT.+/-  
1 STORY OPEN AREA (FORMER CHURCH SANTUARY): 6,476 SQ. FT.+/-  
2 STORY OFFICE (REAR BLDG.): 6,194 SQ. FT.+/-

**LAND SIZE:** .47 ACRES+/-

**FLOOR PLAN:** ON REVERSE SIDE.

**ZONING:** R-1B

**TRAFFIC COUNT:** 14,900 VEHICLES PER DAY+/-

**LEASE PRICE:** \$13.75/ SQ. FT.

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

**FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT  
[www.russrussell.com](http://www.russrussell.com)**

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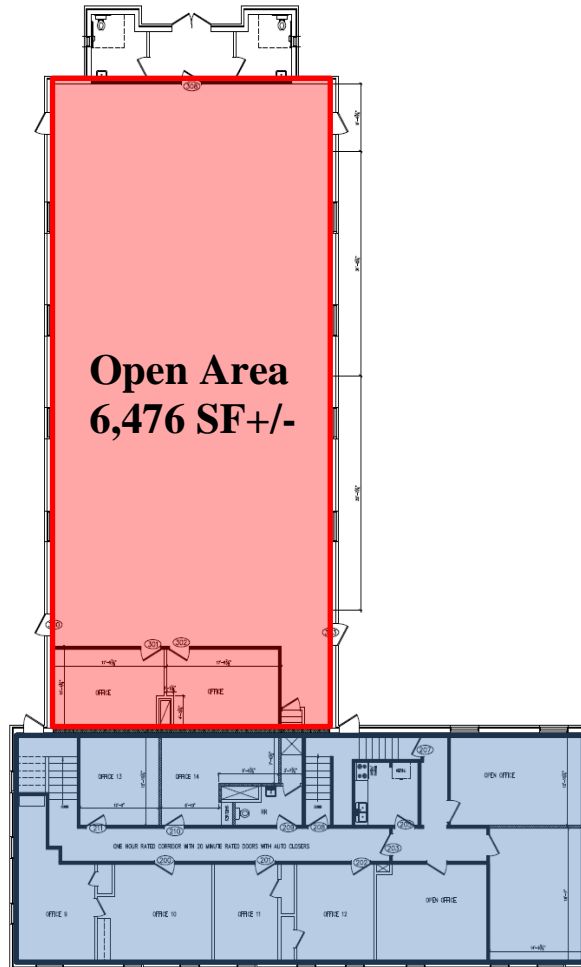


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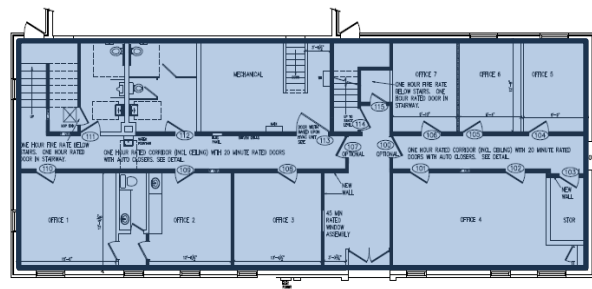
Fax: (256) 536-7710 • Website: [russrussell.com](http://russrussell.com)

800 Clinton Ave.  
Floor Plan



**Main Floor  
Rear Bldg.  
3,097 SF+/-**

MAIN FLOOR



**Ground Floor  
Rear Bldg.  
3,097 SF+/-**

GROUND FLOOR

NEW WALL  
ONE HOUR WALL



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