



RAIL SERVED WAREHOUSE/45 ACRES

5501 Vulcan Road SE | Bessemer | 35022

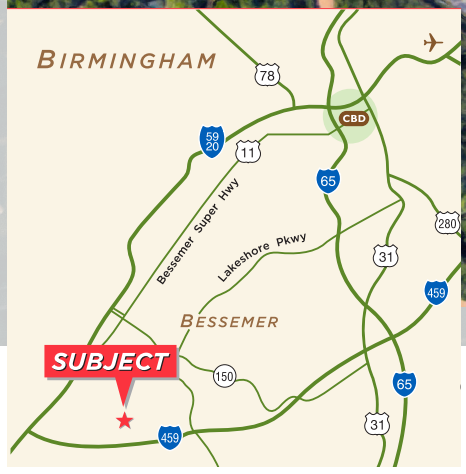
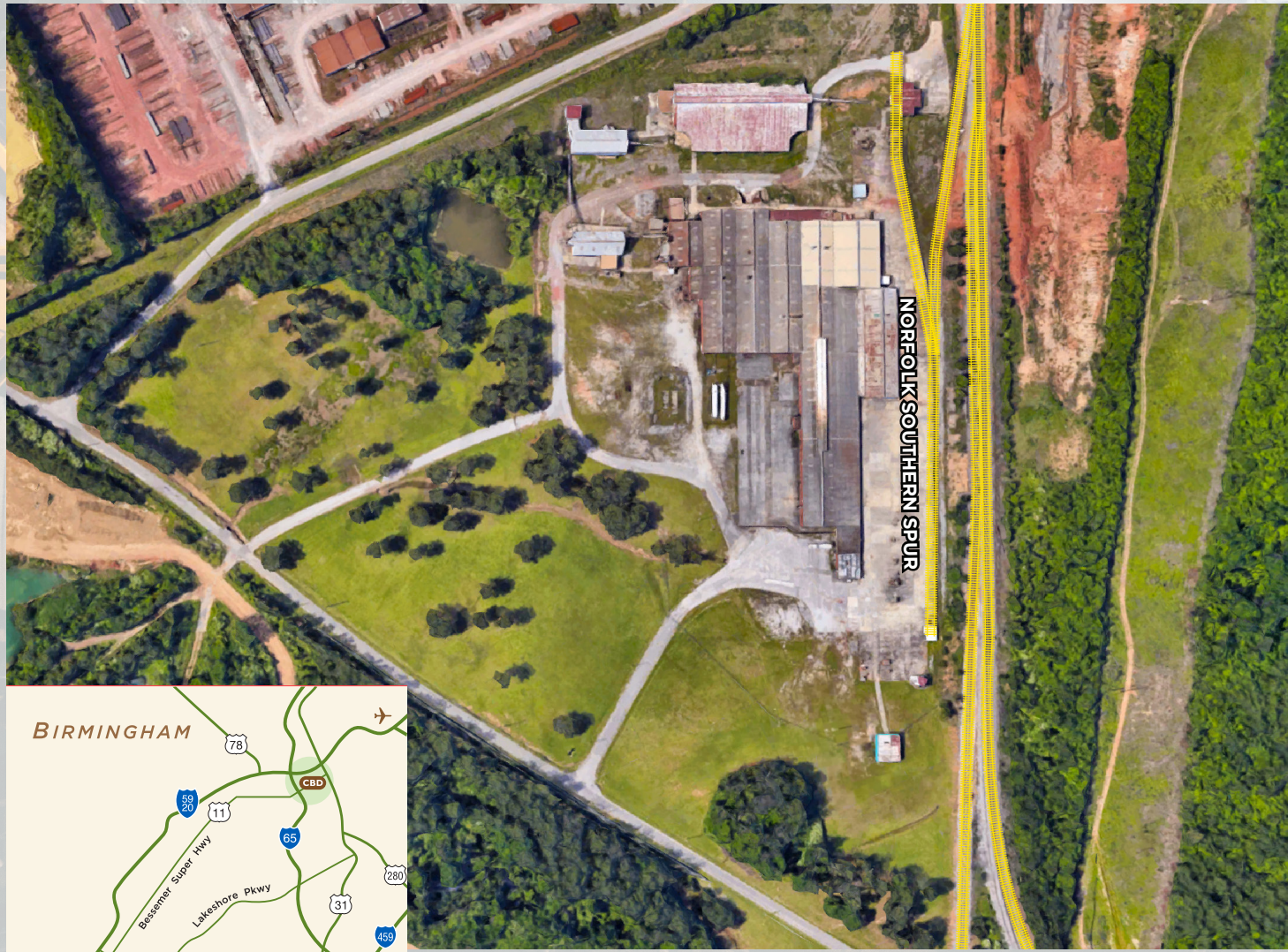
BUILDING SIZE: 154,679 SF INC 5,000 SF OFFICE

FOR LEASE & SALE

- Site Size: 45 Acres**
- Building Size: 154,000 SF including a 5,000 SF office**
- Property Type: Warehouse**
- Zoned: I-3 Heavy industrial district**
- Rail: Norfolk Southern spur to site**
- Spur Length: ±1,300'**
- Construction: Brick**
- Floors: Concrete**
- Bay Width: 60' to 80' Clearspan**
- Ceiling Height: 20' to 29' Clear**
- Loading: Dock high & drive in**
- Features:**
 - Huge concrete and chert yard for outside storage
 - Warehouse can be subdivided from 30,000 SF and up
 - Outside storage yard available
 - 2 Miles from I-459

LEASE PRICE:
\$2.95/PSF NNN

SALE PRICE:
\$1,795,000



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