

OFFICE/WAREHOUSE SPACE FOR LEASE

1510-1520 Simmsville Road • Alabaster, AL 35007



**OFFICE/
WAREHOUSE**
space for lease

Property Information

- ▶ Highway 11 Business Park
- ▶ Office Warehouse spaces range from 1,375-15,000 SF
- ▶ Dock high and grade level loading available
- ▶ 18' ceiling height
- ▶ Small outdoor storage available
- ▶ Sturdy steel construction
- ▶ Excellent location in Shelby County with convenient access to I-65



All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

See Reverse for Pricing Details



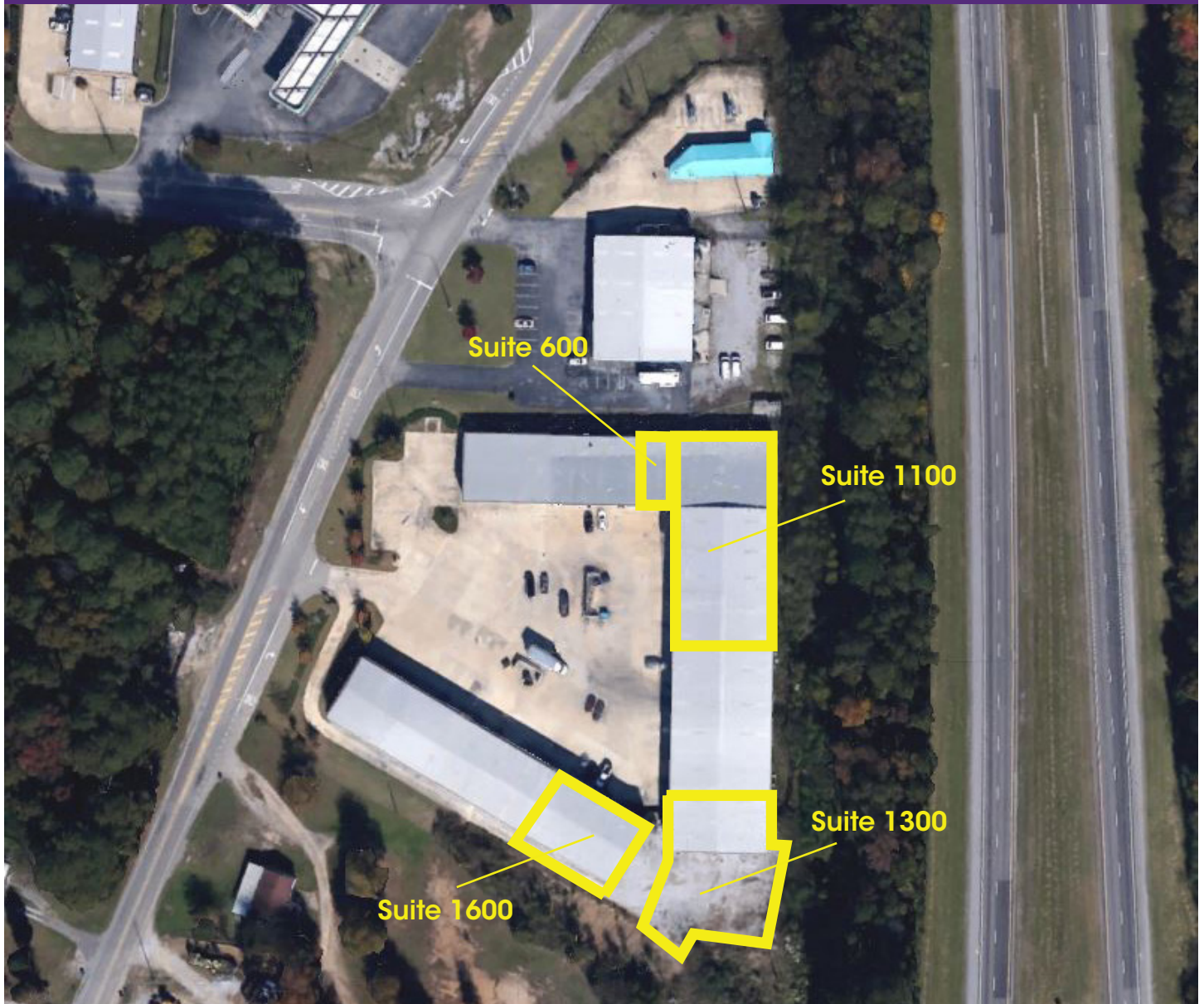
Commercial Real Estate Specialists

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<u>Unit</u>	<u>SF Available</u>	<u>Lease Rate</u>
600	1,375 SF Total (1 Small Office & 1 Grade Level Door)	\$1,000/Month Total
1100	15,000 SF Total (2,300 SF Office, 1 Dock High Door, & 2 Grade Level Doors)	\$6.00/SF NNN
1300	6,000 SF Total (1,000 SF Office, 2 Grade Level Doors, & Small Outdoor Storage)	\$6.00/SF NNN
1600	4,125 SF Total (1,100 SF Office & 2 Grade Level Doors)	\$6.00/SF NNN

Pass through charges are estimated at \$1.25/SF.