

FOR LEASE & SALE

1955 McCain Parkway

Pelham, AL 35124



SHANNON WALTCHACK
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PROPERTY SUMMARY

Building Size:	5,600 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Sale Price:	\$336,900
Lot Size:	1.0 Acre
Building Size:	5,600 SF

PROPERTY OVERVIEW

Approx. 5,600+/- SF office/warehouse - Approx. 1,800+/- SF office space and approx. 3,800+/- SF warehouse space with two overhead doors (one overhead door is loading dock high). The 1955 building includes lobby/reception area, five offices, conference room, break room, two restrooms and warehouse with loading dock high overhead door and drive-through overhead door.

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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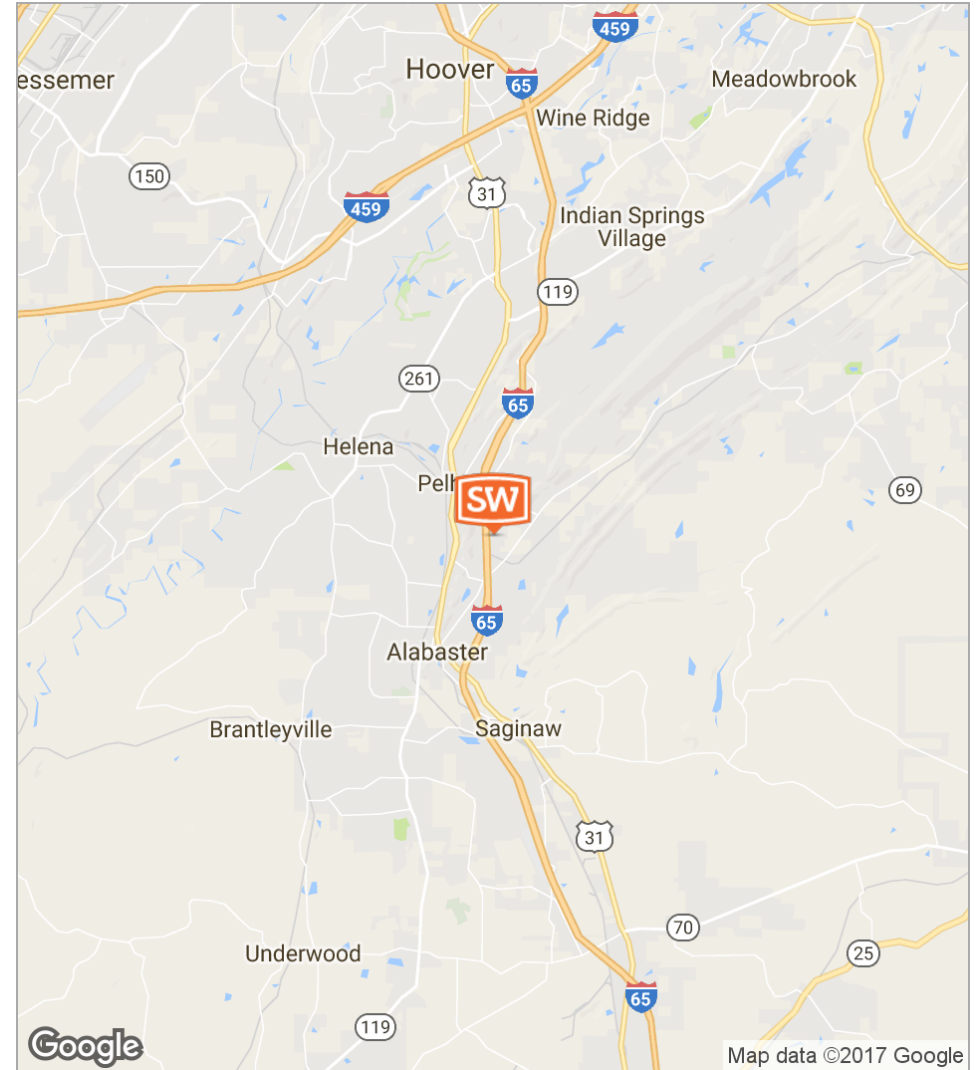
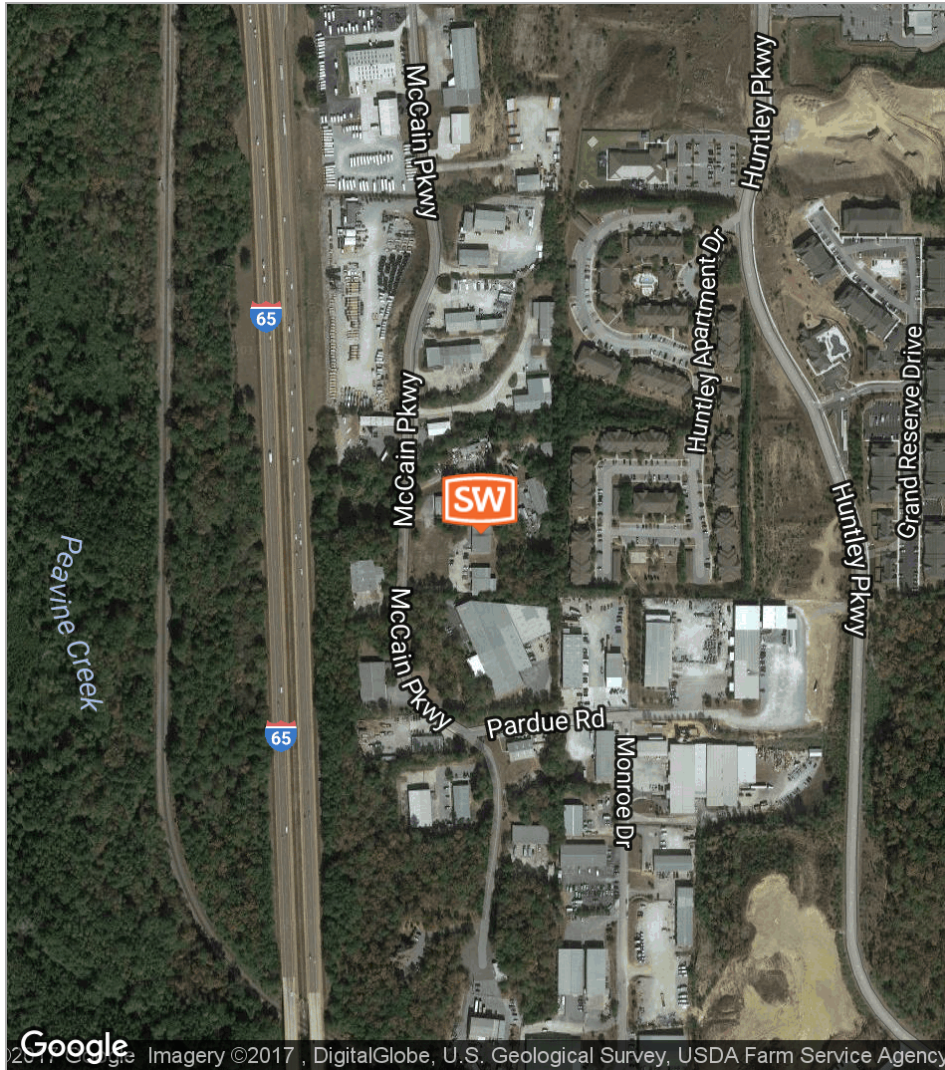
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