

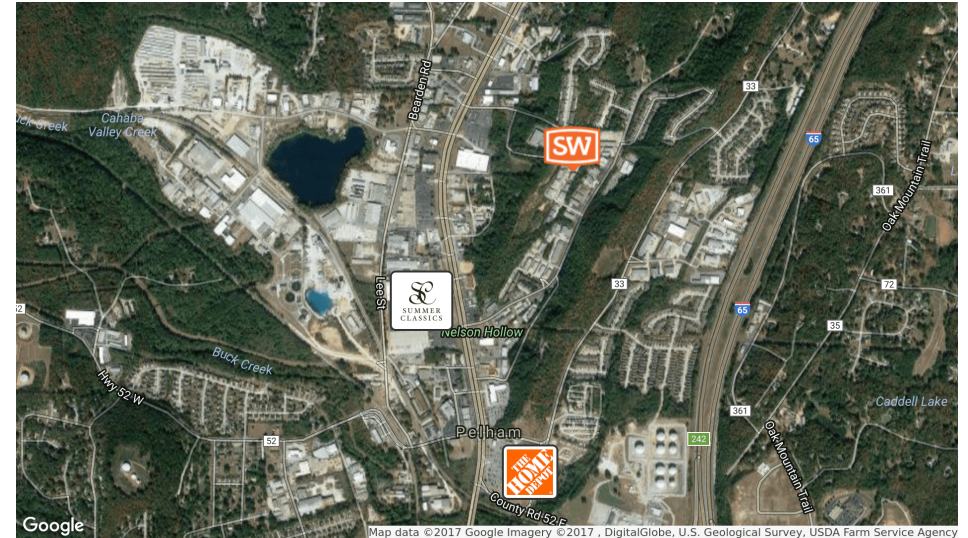
FOR LEASE & FOR SALE

# 120 North Yeager Court

Pelham, AL 35124



**SHANNON WALTCHACK**  
WE LOVE REAL ESTATE



## PROPERTY SUMMARY

<b>Available SF:</b>	3,750 SF
<b>Lease Rate:</b>	\$6.50 SF/yr (NNN)
<b>Sale Price:</b>	\$279,900
<b>Lot Size:</b>	0.40 Acres
<b>Building Size:</b>	3,750 SF
<b>Year Built:</b>	2005

## PROPERTY OVERVIEW

Great light industrial flex space just off Highway 31 in Pelham across from the new Summer Classics warehouse is now available for sale or lease.

Space offers 1,250 SF of office and 2,500 SF of warehouse/production area. This property includes two drive in doors and a fenced lot.

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

**Seth Berry**  
205.369.0809  
sb@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com

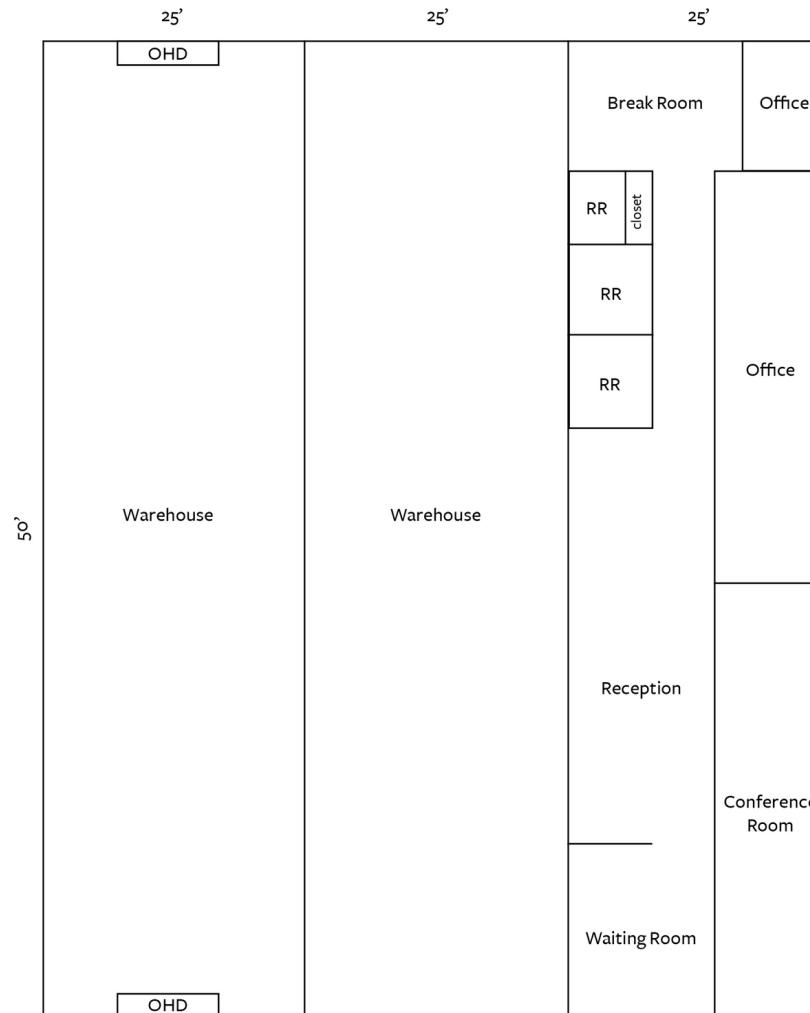
FOR LEASE & FOR SALE

# 120 North Yeager Court

Pelham, AL 35124



**SHANNON WALTCHACK**  
WE LOVE REAL ESTATE



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

**Seth Berry**  
205.369.0809  
sb@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com



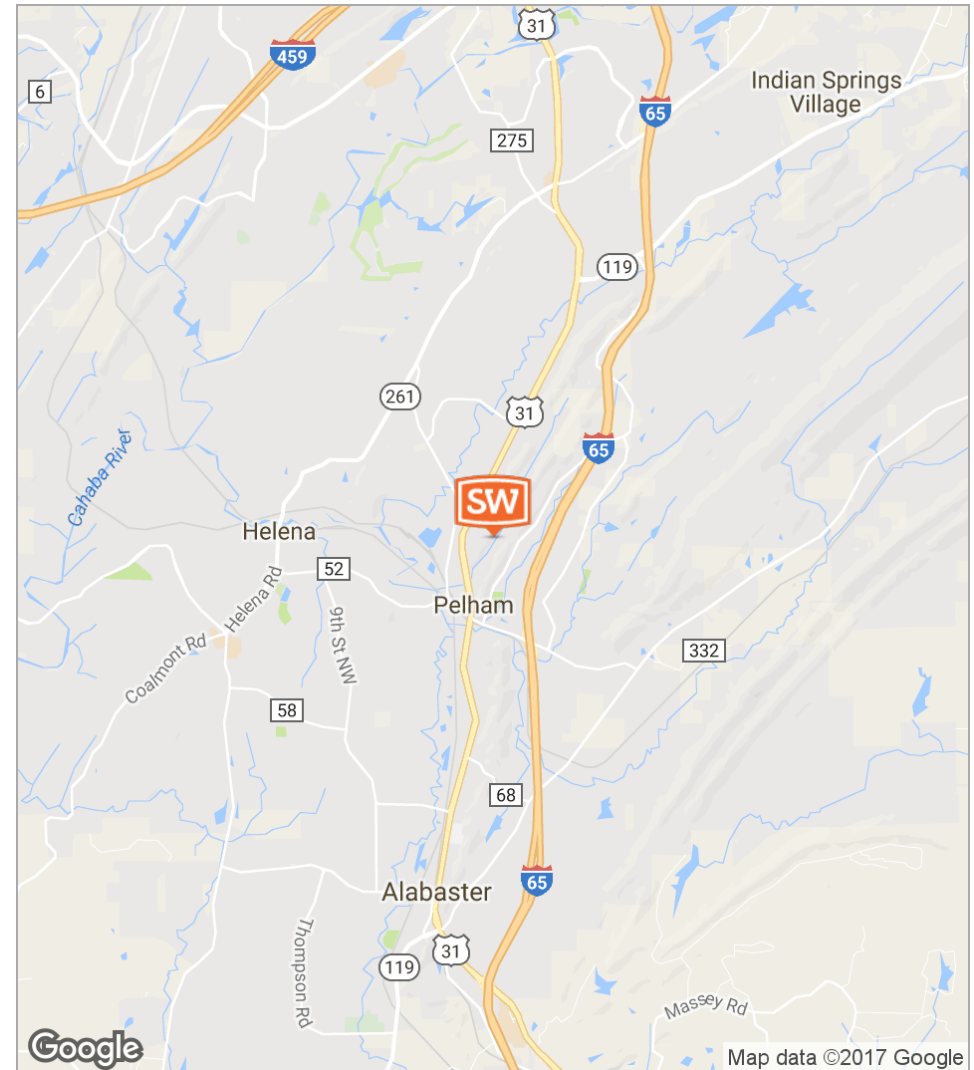
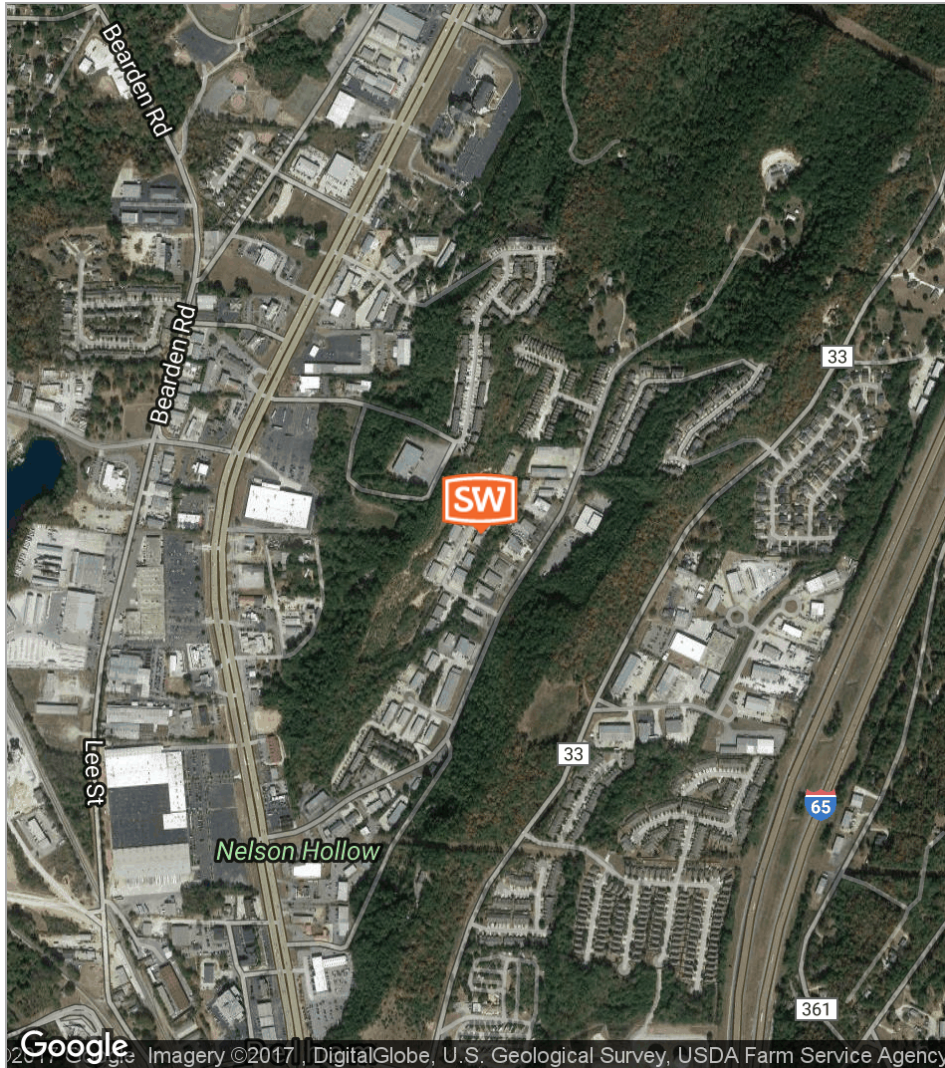
FOR LEASE & FOR SALE

# 120 North Yeager Court

Pelham, AL 35124



**SHANNON WALTCHACK**  
WE LOVE REAL ESTATE



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

**Seth Berry**  
205.369.0809  
sb@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com