

OFFICE / WAREHOUSE / FLEX SPACE WITH ROLL UP DOOR FOR LEASE

HWY 280 / OLD HWY 280 / CHELSEA / YELLOW LEAF / NARROWS

SUITE 106



12585 Old Hwy 280-Chelsea, AL 35043

SHOWN ONLY BY APPOINTMENT

- **Suite 106** is approx. 2,100± SF (30' x 70')
- **Lease for \$1,900/mo + utilities** (Approx. 60% office and 40% warehouse)
- Contains reception area, five offices, one bathroom, break room, storage closet and warehouse with 12' manual roll up door and small closet.

- **Unique Property**—Professional office in front—Grade-Level warehouse and storage via convenient overhead door in the rear
- **No CAM charges**—Landlord pays water/sewer, property taxes and insurance
- Abundant parking—Zoned General B-2 (General Business)
- Minutes from Highway 280, Greystone, Eagle Point, Highland Lakes—Convenient to highly desirable residential areas and a variety of shopping, food and entertainment—**Drive against traffic**

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SUBJECT

Old Hwy 280

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SUITE 106

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