



# CLASS A WAREHOUSE • ADJACENT TO MERCEDES BENZ PLANT

VANCE, ALABAMA

## SUBLEASE

10095 Brose Drive  
Vance, AL 35490

### AVAILABLE SPACE

50,000 SF

### PROPERTY INFORMATION

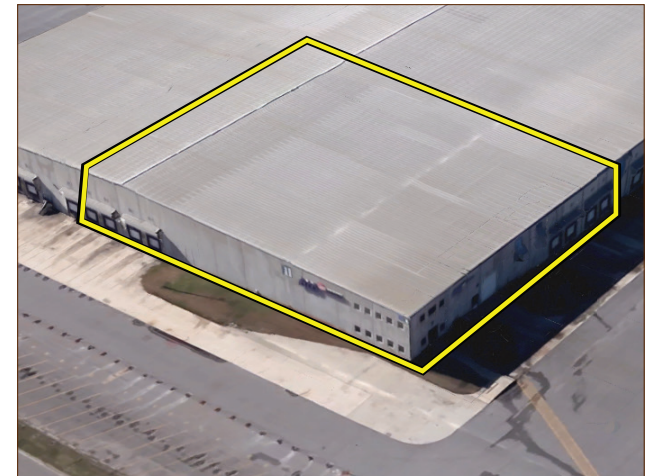
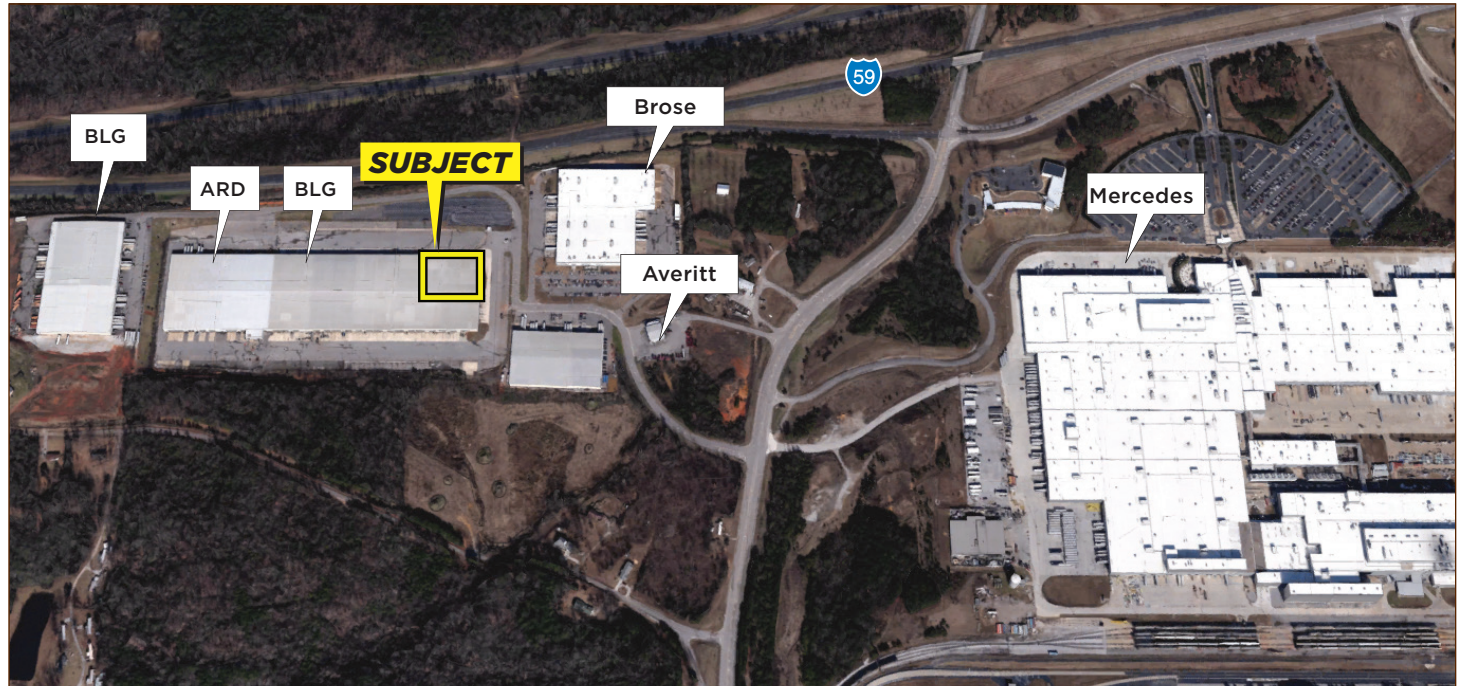
- 2,500 SF office
- (9) Dock high doors with seals, levelers, & dock locks
- (1) Drive-in door
- 26'-30' Clear ceiling heights
- Corner space adjacent to Mercedes Plant
- LED lights
- Excellent corner space
- Dock loading on two sides
- "Big Ass" fans
- Heat Cambridge air rotation units

### SUBLEASE RATE

\$4.75, Net

### EXCLUSIVE AGENT

Ogden Deaton, SIOR  
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Information deemed reliable, but not guaranteed.

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