



FOR LEASE

SHELBY COMMERCE PARK - IV

CLASS A WAREHOUSE/MANUFACTURING FACILITY

3400 US HIGHWAY 31 SOUTH, CALERA, AL 35040



Graham & Co

OGDEN DEATON, SIOR
ogdend@grahamcompany.com



CLASS A WAREHOUSE/MANUFACTURING FACILITY

3400 US HIGHWAY 31 SOUTH, CALERA, AL 35040

LEASE RATE: \$3.95/SF • NNN

Available Space:

225,496 SF including
10,000 SF Office

Property Type:

Class "A" building

Construction Type:

Concrete tilt up

Ceiling Height:

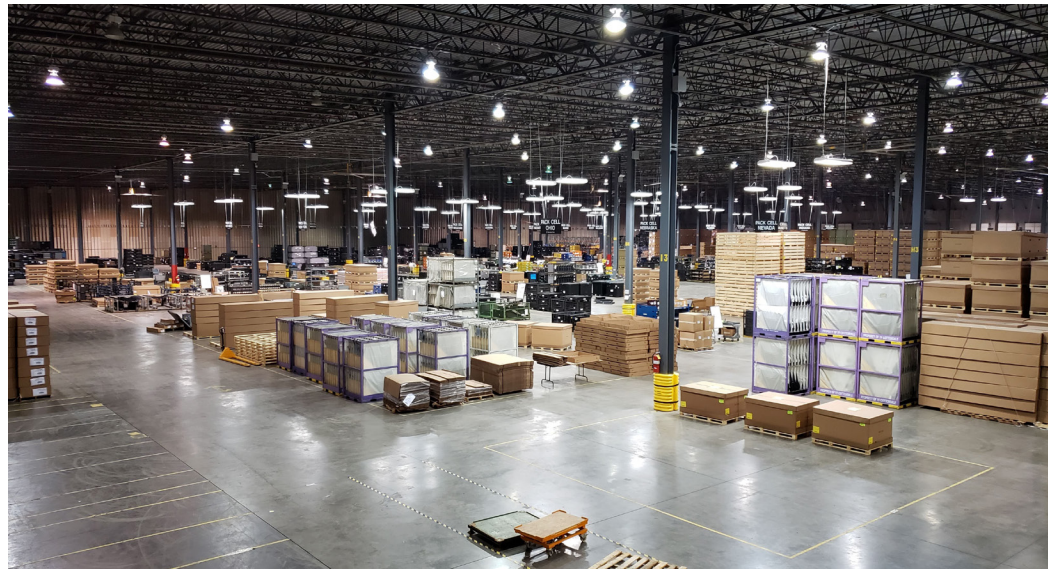
32' Clear

Lease Rate/Type:

\$3.95/SF, NNN

Comments:

- (15) "Big Ass" fans
- (4) Tornado Safety Shelters
- (17) Dock high doors; (1) drive-in
- TPO membrane roof
- ESFR, type IV sprinkler
- Excellent access to I-65 (less than 1.5 miles)
- 180' truck court
- Extra trailer storage & parking
- 146-Acre controlled industrial park setting
- Total park size: 1,530,082 sf
- Distribution or light manufacturing
- Metal halide lighting
- 6" floor on 4,000 psi with Dayton J17 sealer hardener
- FF30-FL25
- Located in the city of Calera, Shelby County; no occupational tax
- Excellent neighbors include: Sysco Foods, Plantation Patterns, Alabama Power, Mercedes, Vital Records Control, and Joshen Paper
- Additional 50 Acres available for build-to-suit up to 1,000,000 sf



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