



# SHELBY COMMERCE PARK • Up to 200,200 SF

BIRMINGHAM (CALERA), ALABAMA

## LEASE

3280 US Hwy 31 South  
Calera, AL 35040

**AVAILABLE: Up to 200,200 SF**

**LEASE RATE: \$3.95 PSF, nnn**



## EXCLUSIVE AGENT

Sonny Culp, SIOR  
205.871.7100

[sonnyc@grahamcompany.com](mailto:sonnyc@grahamcompany.com)

## Alabama's Best Industrial Building



Information deemed reliable, but not guaranteed.



**Graham & Co.**

110 Office Park Drive  
Suite 200  
Birmingham, AL 35223

TEL 205.871.7100  
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[grahamcompany.com](http://grahamcompany.com)



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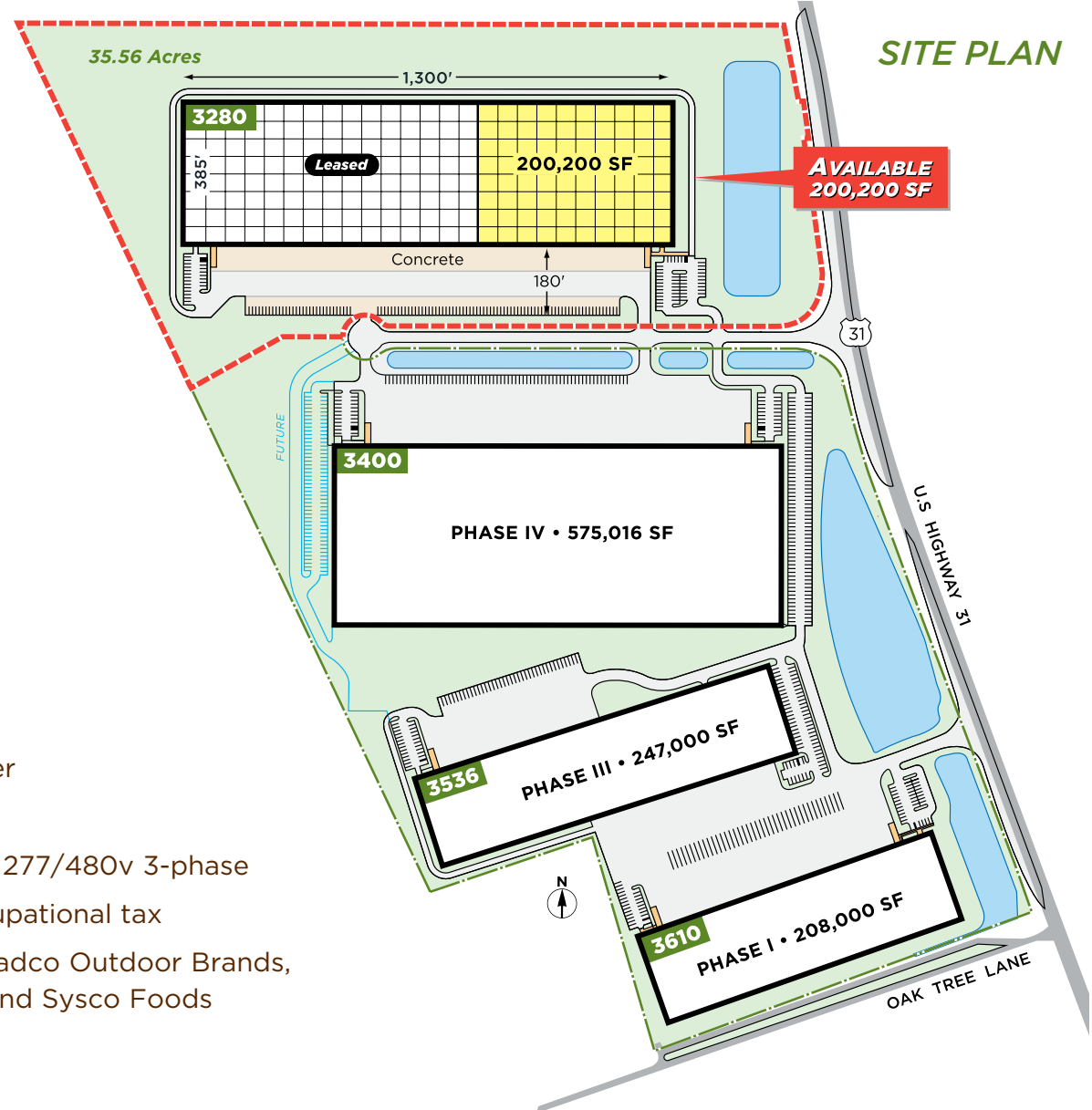
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## PROPERTY INFORMATION

- High quality design and construction, built 2003
- 5,400 sf of Class A office area
- 20,020 sf bays (52' x 385')
- Ceiling height: 32' clear
- TPO membrane roof with transferable warranty
- ESRF, type IV sprinkler
- Excellent access to I-65
- 180' truck court with concrete apron
- 33 (9'x10') dock doors; 1 (12'x14') drive in door
- T-5 lighting with aisle motion sensors
- 6" floor on 4,000 psi with Dayton J17 sealer hardener
- FF30-FL25
- Main electrical service: 3600 amp main transformer; 277/480v 3-phase
- Located in the city of Calera, Shelby County; no occupational tax
- Excellent neighbors include: Plantation Patterns, Pradco Outdoor Brands, HD Supply, Alabama Power, Vital Records Control and Sysco Foods



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