



# DISTRIBUTION FACILITY FOR LEASE

HARTSELLE, ALABAMA

## LEASE

1638 Thompson Rd SE  
Hartselle, AL 35640

### TOTAL AVAILABLE SPACE

59,000 SF

### LAND

18.18 acres

### CONSTRUCTION

Concrete tilt-up

### BUILT

1998

### CEILING HEIGHT

24'

### LOADING

(16) Dock high (4 per bay) and  
(3) Drive-in

### COLUMN SPACING

42' x 40'

### HVAC

Fully heated and cooled

### POWER

2400 amps, 480 volt power

### EXCLUSIVE AGENTS

John Coleman, SIOR  
johnc@grahamcompany.com

205.871.7100

Bart Smith, CCIM, SIOR  
barts@grahamcompany.com

256.382.9010

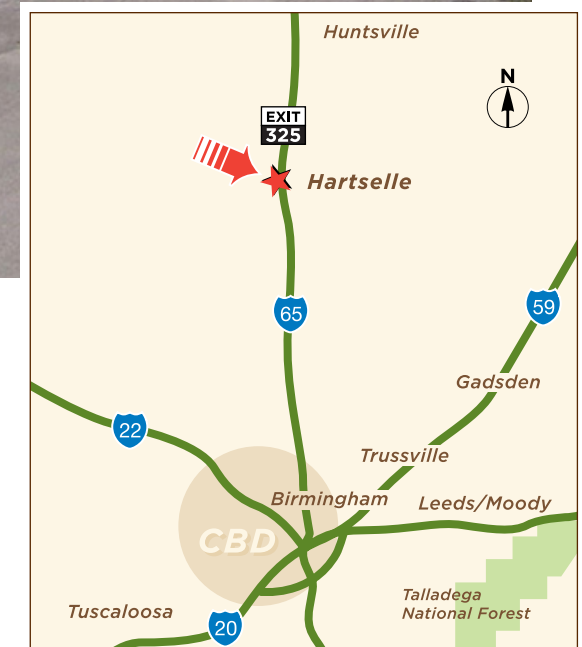


### REMARKS:

- Additional 90,000 SF building pad for parking or future expansion
- Excellent access to I-65 at Exit 325
- Fully fenced
- Interstate visibility
- Fully sprinklered

### LEASE RATE

**\$4.25 PSF**



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Information deemed reliable, but not guaranteed.

8/10/16 JC