



CLASS-A FREESTANDING OFFICE/WAREHOUSE | FOR LEASE

110 Commerce Drive Pelham, AL 35124

LEASE RATE: \$5.95/SF • NET

AVAILABLE SPACE

60,400 SF Total

- 9,795 SF Office
- 50,605 SF Warehouse

SITE SIZE 4.03 Acres

CONSTRUCTION Concrete Tilt-wall

ZONING M-1 Light Industrial;
City of Pelham

CLEAR HEIGHT 16' - 28.5'

FIRE PROTECTION 100% - Wet system

HVAC 100% - Office & warehouse

POWER 3 Phase; 480V, 1200A

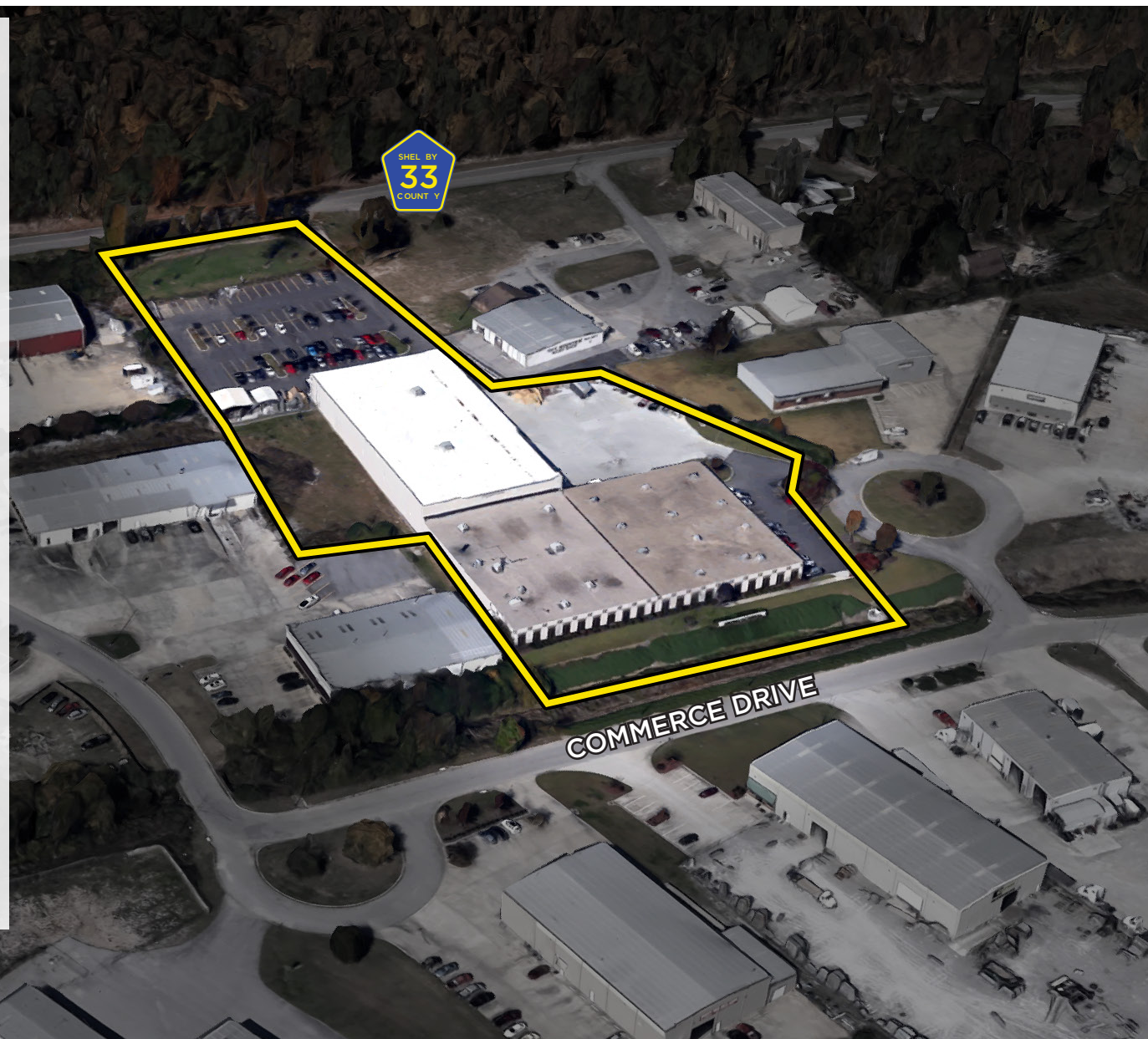
BRIDGE CRANES (1) Five ton
(1) Three ton

LOADING

- (1) 10' x 12' DI Door
- (1) 12' x 14' DI Door
- (1) 10' x 12' DH Door w/
pit leveler & seal
- (4) 9' x 10' DH Doors w/
pit levelers & seals

PARKING 90 +/- marked stalls

- DETAILS**
- Direct interstate visibility from I-65
 - Located less than 1 mile +/- from I-65 Exit 242
 - Full conditioned warehouse
 - Quality construction
 - Planned industrial park



EXCLUSIVELY OFFERED BY

JACK BROWN, SIOR

jackb@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



Graham & Co

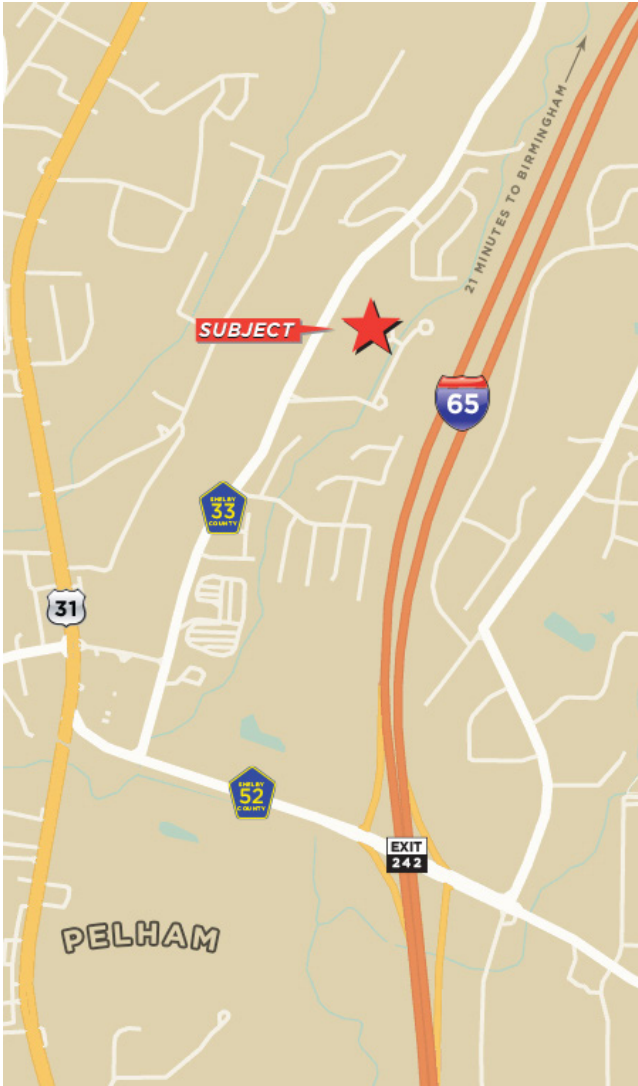
ENTERANCE



CLASS-A FREESTANDING OFFICE/WAREHOUSE | FOR LEASE

110 Commerce Drive Pelham, AL 35124

LEASE RATE: \$5.95/SF • NET



SITE PLAN



EXCLUSIVELY OFFERED BY

JACK BROWN, SIOR

jackb@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



Graham & Co