

FOR LEASE / BUILT TO SUIT

PROPERTY SUMMARY

This well located property consists of six lots in which the owner intends to build six ±20,000 square foot tilt wall constructed warehouse buildings. Lot size and location, as well as building size and specifications, can be tailored for each tenant's need. Minimum building lease will be in the 10,000 square foot range. Additional information is available upon request.

PROPERTY HIGHLIGHTS

- The site is off of Shelton Beach Road just south of Highway 158 in Saraland, Alabama, bordering Interstate 65's west side.
- High traffic counts along I-65, with 71,841 south of site and 51,593 north of site (ADT 2018).
- Size, location, and other details can be flexible to suit tenants' needs.
- Lots are zoned B-2 and M-2.
- Approximately 20 acres are available in total.

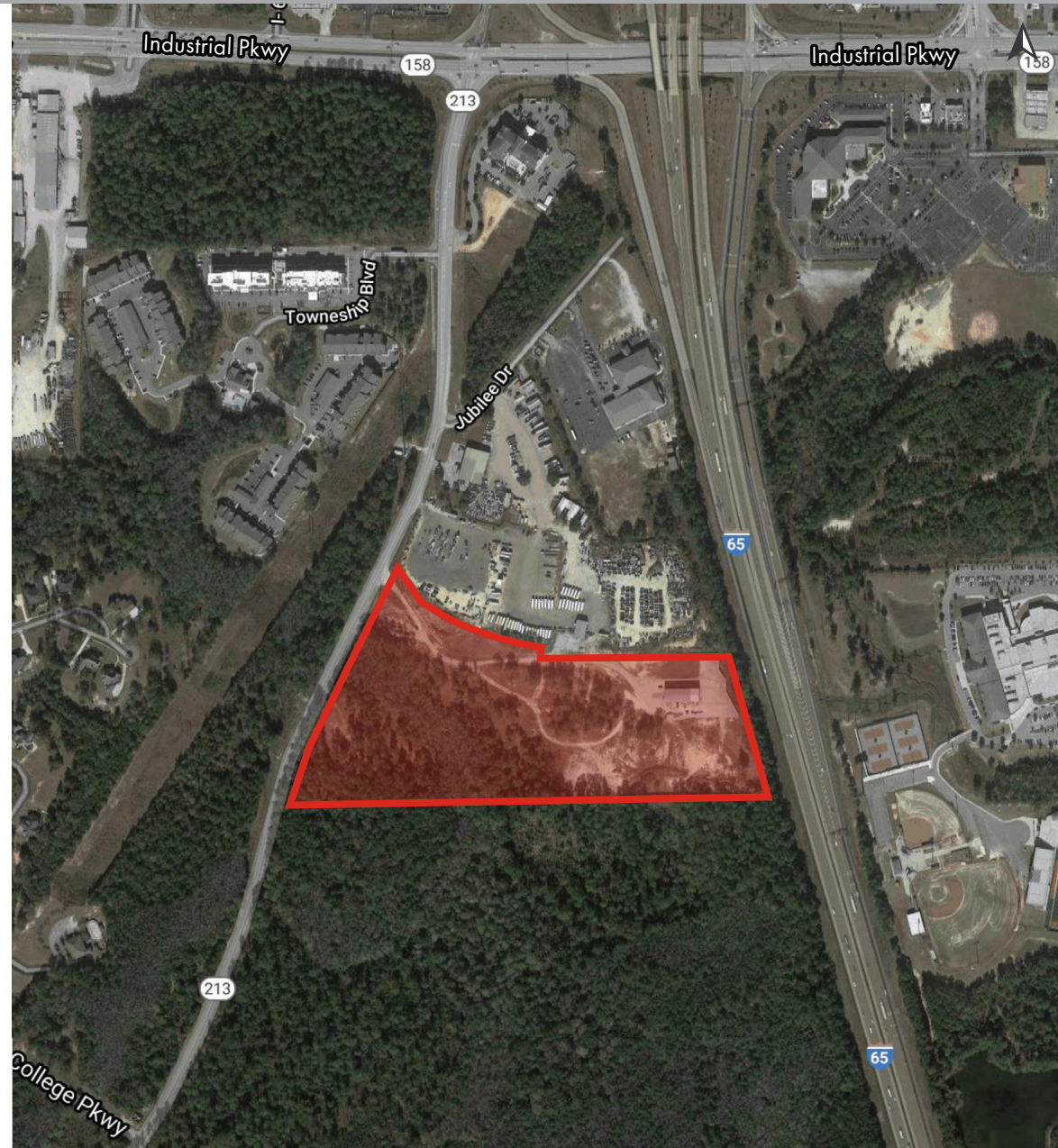
AVAILABLE

- Buildings: 10,000 SF - 20,000 SF
- Lots: 1.5 AC - 2.5 AC

LEASE RATE

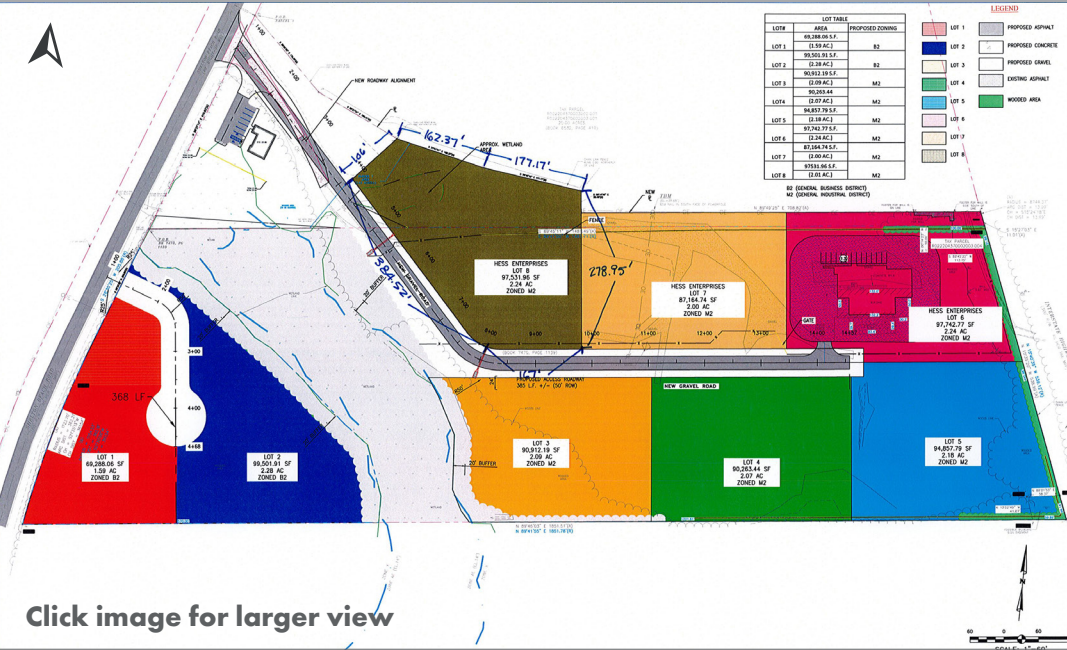
- \$8.25 PSF NN

2020 DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	18,720	46,868	199,713
Avg. HH Income	\$55,905	\$52,226	\$61,313



NEW CONSTRUCTION WAREHOUSE

SWC of Shelton Beach Road and I-65, Saraland, AL



Click image for larger view

