

SALE / LEASE

# Industrial Building for Sale or Lease

*1455 McCain Parkway, Pelham, AL 35124*



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## Property Info:

- Located conveniently on McCain Parkway just off I-65.
- 3.09 total acres
- 1.6 acre fenced lay down yard included(estimated)
- M-1 Zoning Light Industrial
- 22,400 total square feet
- 4 separate secure bays
- 2 dock high loading doors
- 3 grade level doors
- 3 private offices plus reception space
- Break Room
- LED lighting in warehouse
- Fully insulated warehouse.
- Heated warehouse space (gas)
- 3 Phase power
- Previously occupied by an auto collision repair company. Paint booth approved
- Property is in excellent condition and very well kept
- 2 minute drive to I-65
- 20' clear height in the center
- City of Pelham, Shelby County

Lease Rate: 9.50psf NNN

List Sale Price: 2,999,000

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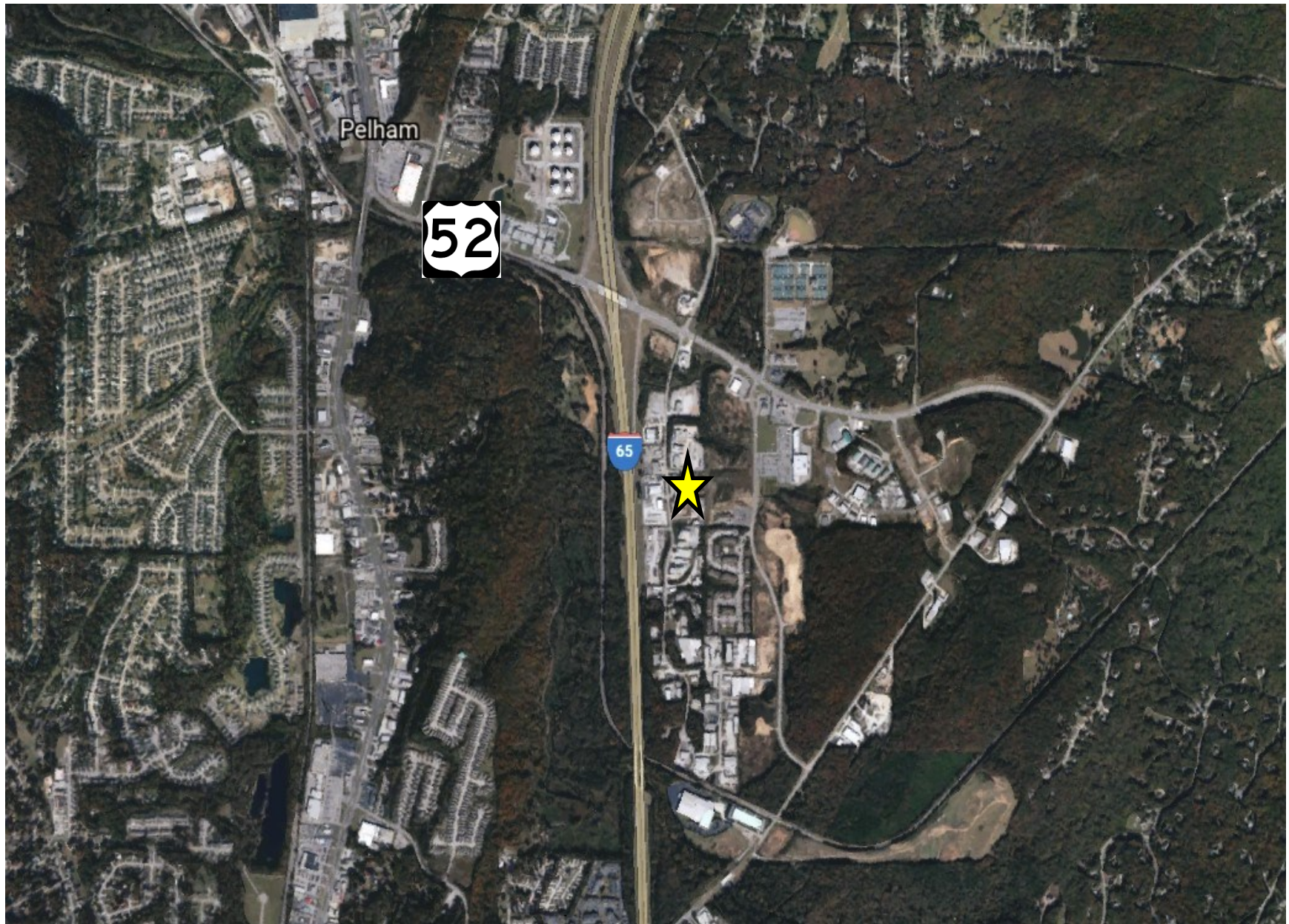




TRANSPORTATION  
SOUTH

EXIT 242





Pelham

