



CLASS A OFFICE/WAREHOUSE | FOR SALE/LEASE

7574 Commerce Circle | Trussville, AL | 35173

SALE PRICE \$3,495,000

LEASE RATE: \$5.95/SF

BUILDING SIZE

50,000 SF Total including
10,000 SF Class A office

PROPERTY INFORMATION

- 6.07 Acre site
- Built in 2009
- 26' to 32' ceiling height
- (6) Dock high loading doors (9'x10') with levelers, shelters, and truck locks
- (2) Drive-in loading doors (12'x16')
- 3-Phase, 1500 Amps electrical service
- ESFR Sprinkler
- T-5 Fluorescent lighting (40' candles)
- Conditioned R&D area
- Large pad for trailer parking or outside storage
- 66 Striped parking spaces
- I-1, Light Industrial District; City of Trussville
- Expansion pad for additional 25,000 SF



EXCLUSIVELY OFFERED BY

OGDEN DEATON, SIOR

ogdend@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



Graham & Co

08/20/2020



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