



# FREESTANDING OFFICE WAREHOUSE | FOR LEASE

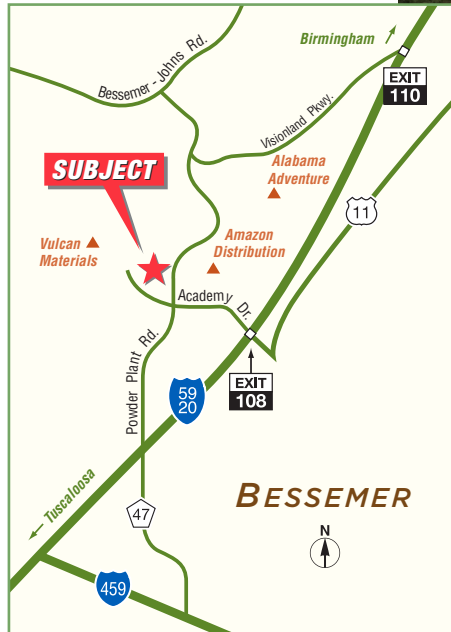
5621 Shirley Park Drive | Bessemer, AL | 35022 LEASE RATE: \$6.95/SF • NNN

## AVAILABLE SPACE

10,000 SF

## DETAILS

- 2,400 SF of office
- Conditioned warehouse
- 22' eave height, 28' peak
- Dock-high and grade level doors
- (+/-) 1 Acre lot
- 8' plywood sheeting along warehouse perimeter
- 200 Amp, 3-phase electrical service
- Concrete truck apron
- Quality construction
- Lease adjacent to new Amazon Distribution facility
- Located less than 1/2 mile from I-59/20, Exits 108 & 110
- Estimated operating expenses for 2021 are \$1.26/SF



EXCLUSIVELY OFFERED BY

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