



SHELBY COMMERCE PARK | 65,000 SF AVAILABLE

3610 US Highway 31 | Birmingham (Calera), AL | 35040 **CALL FOR LEASE RATE**

TOTAL SPACE

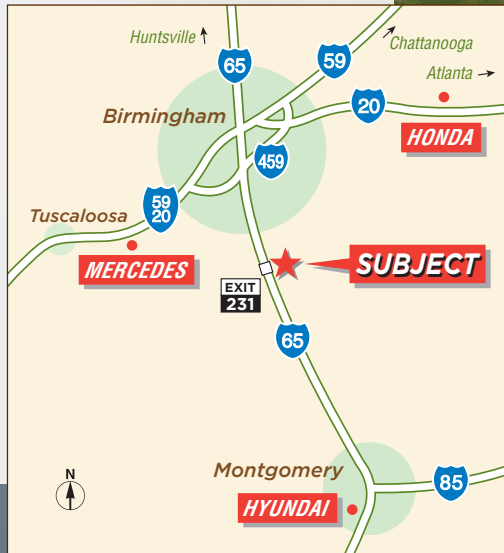
208,000 SF

AVAILABLE SPACE

65,000 SF

DETAILS

- Concrete tilt-up construction
- Ceiling height 32' clear
- TPO membrane roof
- ESFR, type IV sprinkler
- Excellent access to I-65 (less than 1.5 miles)
- 180' Truck court
- Extra trailer storage & parking
- Controlled industrial park setting
- Distribution or light manufacturing
- LED lighting
- 6' floor on 4,000 psi with Dayton J17 sealer hardner
- FF30-FL25
- Located in the city of Calera, Shelby county; no occupational tax
- Excellent neighbors include:
 - » Pradco
 - » Alabama Power
 - » Lear Corporation
 - » HD Supply
 - » Plantation Patterns
- Additional 50 acres available for **build-to-suit up to 1,000,000 SF**



EXCLUSIVELY OFFERED BY

OGDEN DEATON, SIOR

ogdend@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



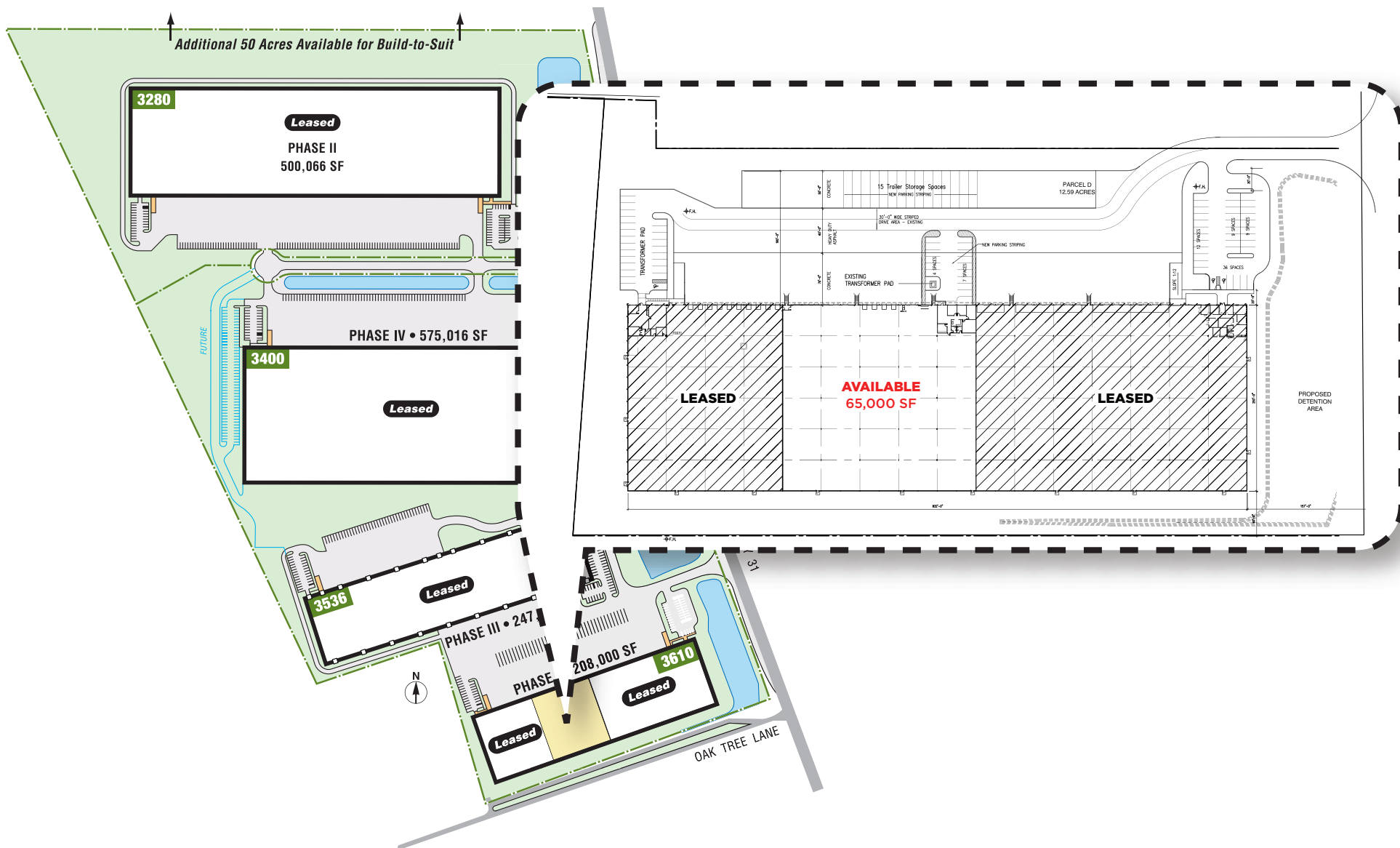
Graham & Co

04/20/2024



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