



# OFFICE/WAREHOUSE | FOR LEASE OR SALE IN TRUSSVILLE

7650 Commerce Lane | Trussville, AL | 35173 LEASE RATE: \$6.95/SF • NNN SALE PRICE: \$1,200,000

## AVAILABLE SPACE

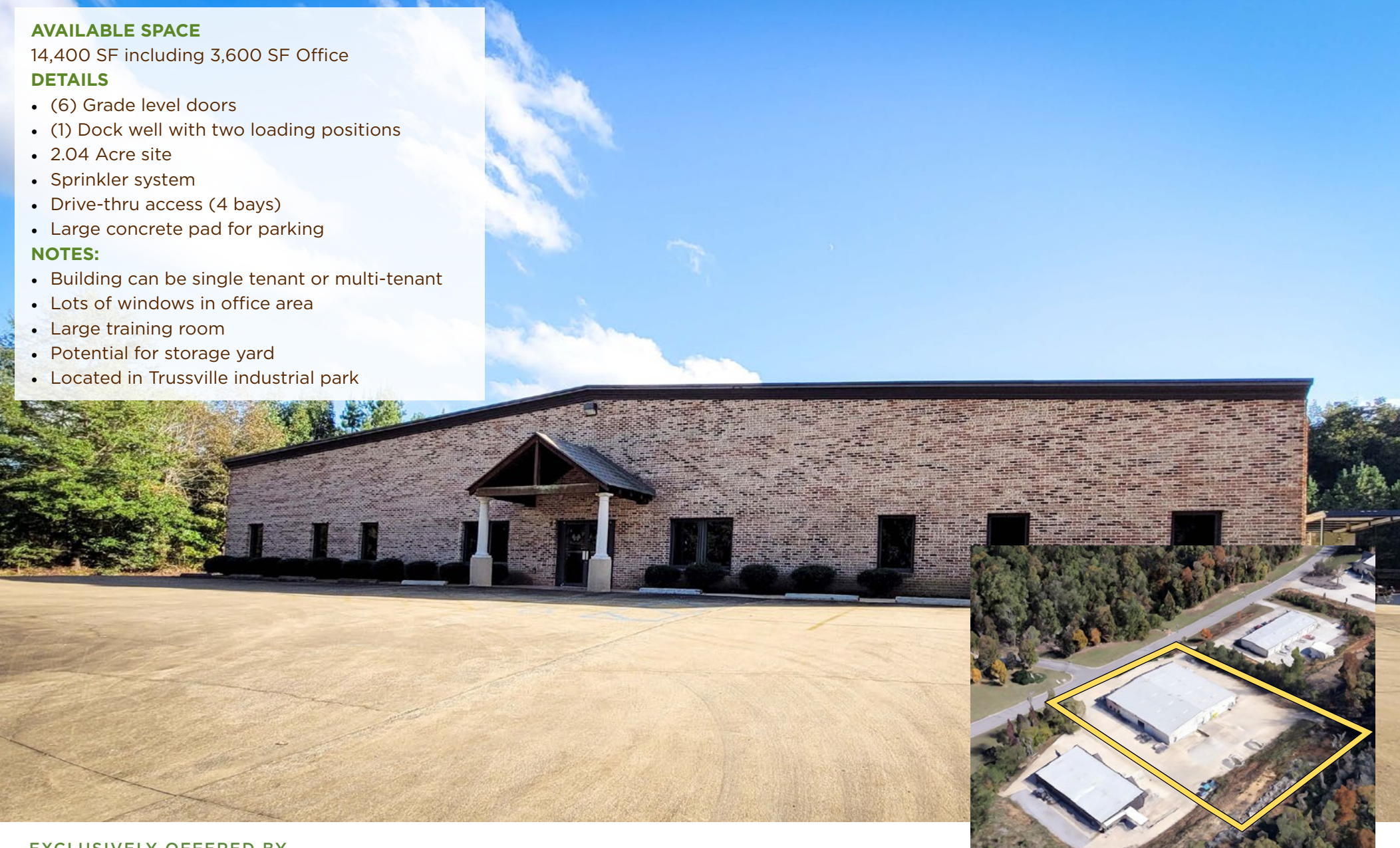
14,400 SF including 3,600 SF Office

## DETAILS

- (6) Grade level doors
- (1) Dock well with two loading positions
- 2.04 Acre site
- Sprinkler system
- Drive-thru access (4 bays)
- Large concrete pad for parking

## NOTES:

- Building can be single tenant or multi-tenant
- Lots of windows in office area
- Large training room
- Potential for storage yard
- Located in Trussville industrial park



EXCLUSIVELY OFFERED BY

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