



# FREESTANDING OFFICE WAREHOUSE | FOR LEASE

918 Industrial Park Circle | Bessemer, AL | 35022 **LEASE RATE: \$5.50/SF • NNN**

## AVAILABLE SPACE

8,100 SF including 2,100 SF of office

## DETAILS

- 16' Clear ceiling height
- (2) Grade level loading doors
- 1 Acre lot
- Fully Fenced
- LED and T-5 lighting
- 3 Phase/240V/400A electrical service
- Large concrete pad for parking or outside storage
- Estimated operating expenses for 2021 are \$0.72/psf
- Located less than 2.5 miles from I-20 via Exit 110



EXCLUSIVELY OFFERED BY

**JORDAN TUBB, SIOR**

[jordant@grahamcompany.com](mailto:jordant@grahamcompany.com)

205•871•7100 | [GrahamCompany.com](http://GrahamCompany.com)

Information deemed reliable but not guaranteed



**Graham & Co**

ENR000000