



# CALERA DISTRIBUTION CENTER | FOR LEASE

41 North Industrial Parkway | Calera, AL | 35040 **LEASE RATE: \$4.95<sup>/SF</sup> • NNN**

## AVAILABLE SPACE

Up to 270,600 SF

## DETAILS

- Class-A offices
- 28' Clear at eave
- ESFR type IV sprinkler
- 50'x52' Column spacing
- Excellent access to I-65
- LED lighting
- 3 Air changes per hour
- Designed for cross-dock
- 38 Dock high doors
- 2 Drive-in doors



EXCLUSIVELY OFFERED BY

**JOHN COLEMAN, SIOR**

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

Information deemed reliable but not guaranteed



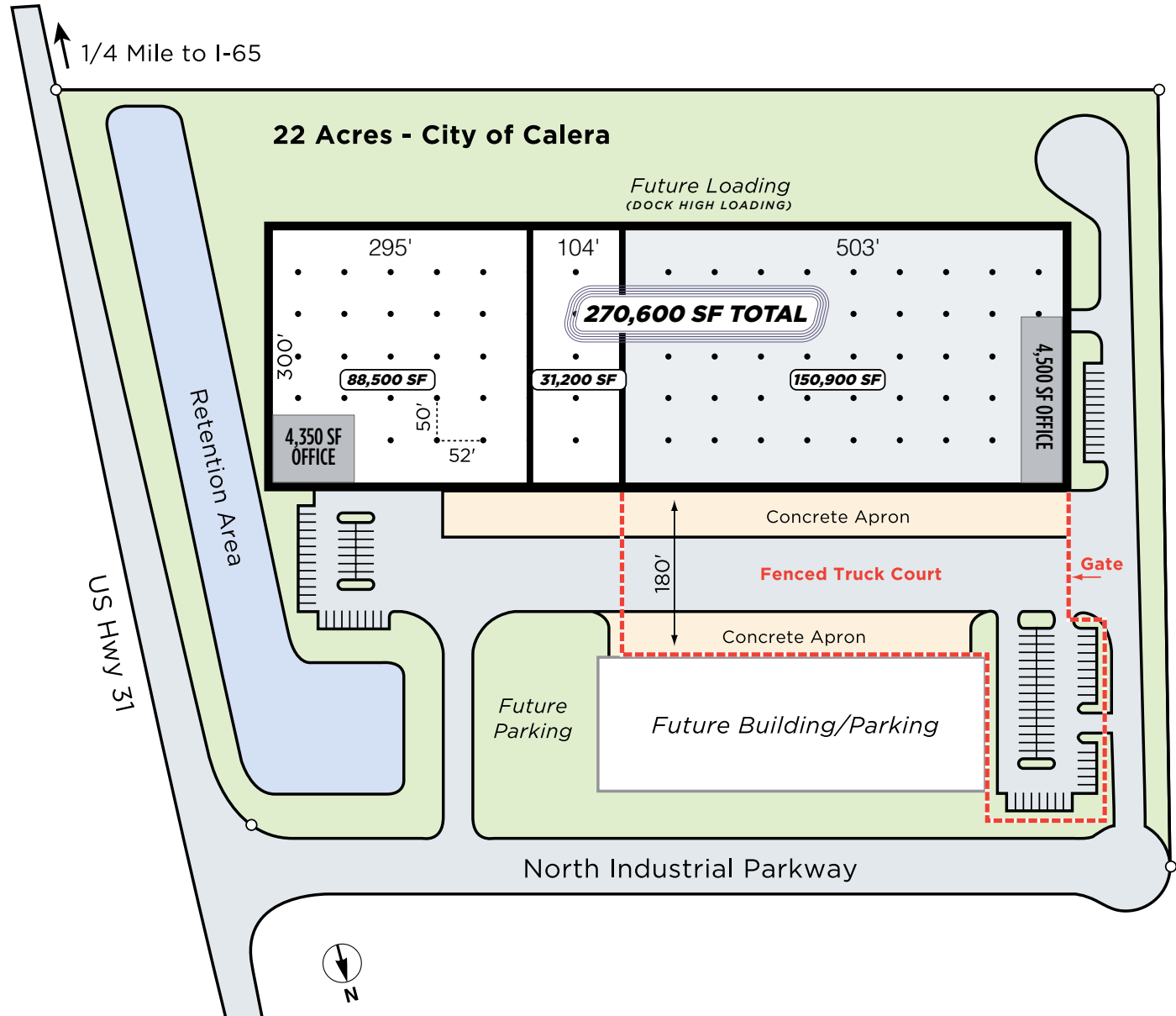
**Graham & Co**

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1/4 Mile to I-65

22 Acres - City of Calera

Future Loading  
(DOCK HIGH LOADING)

270,600 SF TOTAL

88,500 SF

31,200 SF

150,900 SF

4,350 SF OFFICE

4,500 SF OFFICE

Concrete Apron

Fenced Truck Court

180'

Concrete Apron

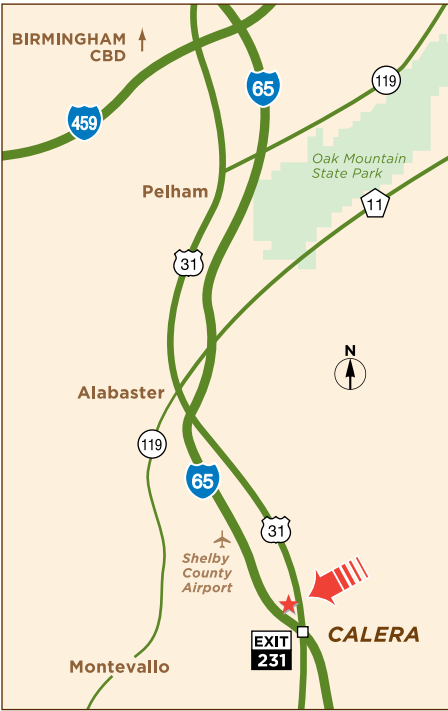
Future Parking

Future Building/Parking

North Industrial Parkway

US Hwy 31

Retention Area



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