



FOR LEASE

FREEZER/COOLER WAREHOUSE

241 COMMERCIAL PARK CIRCLE | CALERA, AL | 35040



Graham & Co

JORDAN TUBB, SIOR
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FREEZER/COOLER WAREHOUSE FOR LEASE | IN CALERA

241 Commercial Park Circle | Calera, AL | 35040 **LEASE RATE: \$6.50/SF • NNN**



BUILDING SIZE:

±103,250 SF including approximately 5,000 SF office

LOADING

- (18) dock high doors with mechanical openers, levelers, bumpers, and shelters.
- (1) Drive-in door
- (1) 190' Rail spur

FREEZER/COOLER

- 2,500 SF Cooler (35°)
- 2,500 SF Freezer (-20°)
- 3,250 SF Freezer (-20°)

DETAILS

- Concrete-Tilt-up construction
- 18'- 28' Ceiling heights
- 3-Phase, 1,200A, 480V electrical service
- LED Lighting
- 10" Concrete floors
- CSX rail spur inside the building
- EDPM roof
- (2) Concrete fenced truck court
- Back-up generator
- Underground storm-water detention system
- Fully sprinklered
- Guard shack

- 100% Security camera coverage
- Electronic access control system

OFFICE SPACE

- Class-A office finishes
- Stained cabinets with granite counter-tops
- Slate flooring
- Aluminum storefront walls proved privacy for offices while allowing natural light to penetrate the space

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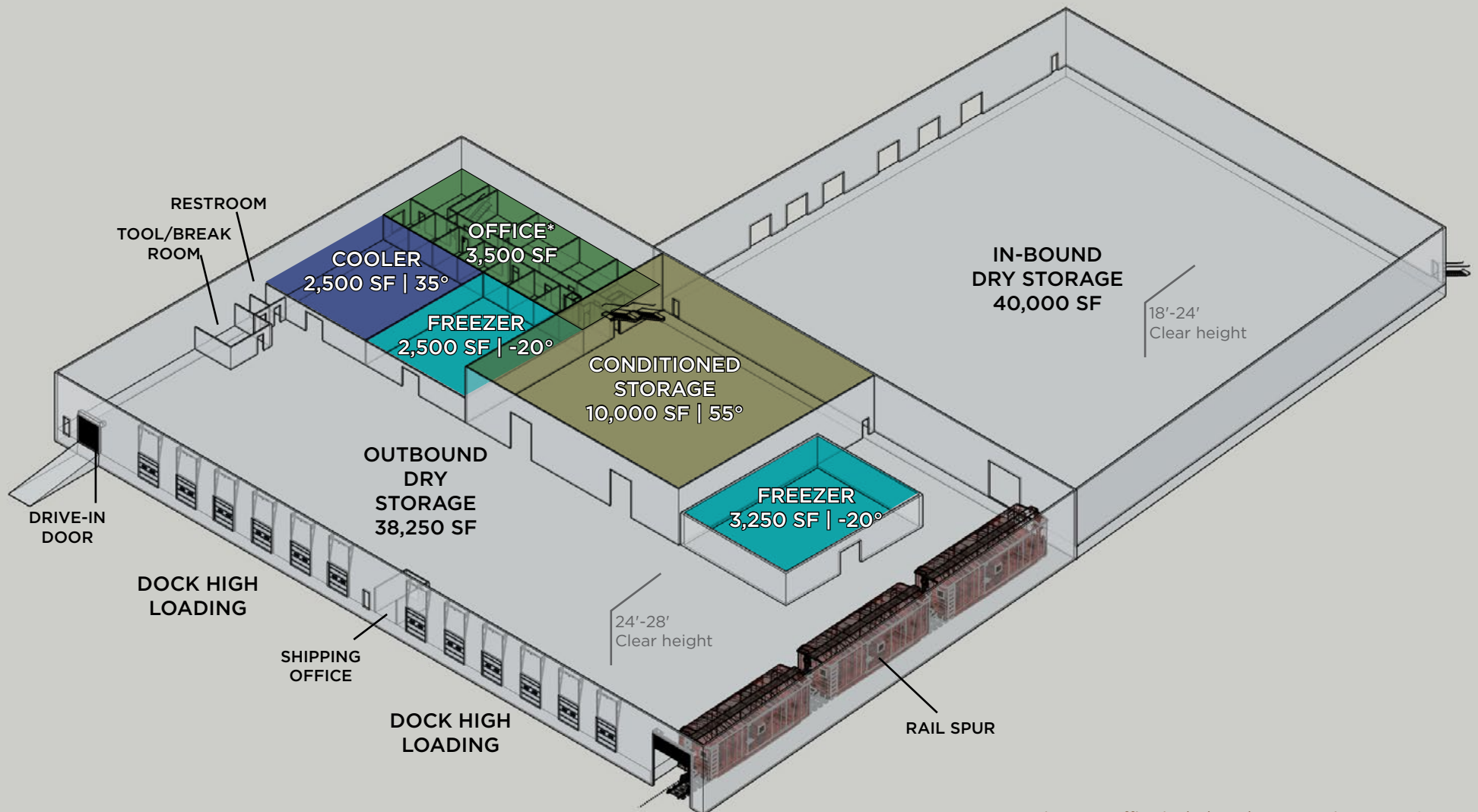
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*Mezzanine over office includes a large meeting room. See page 7.

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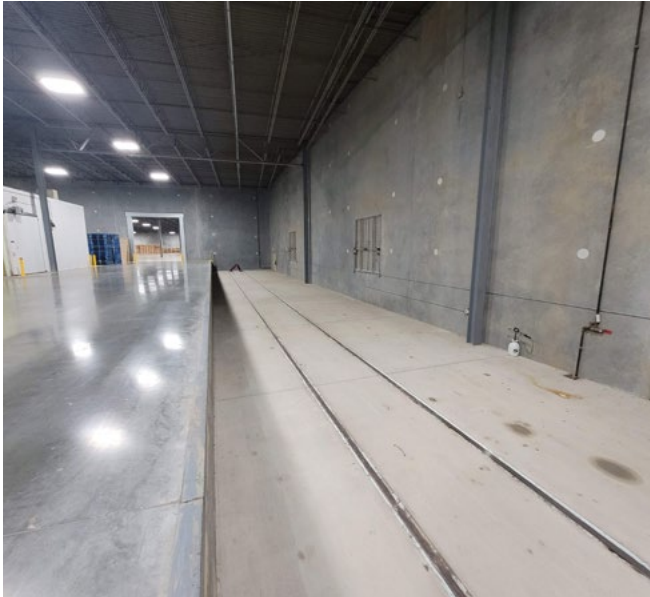
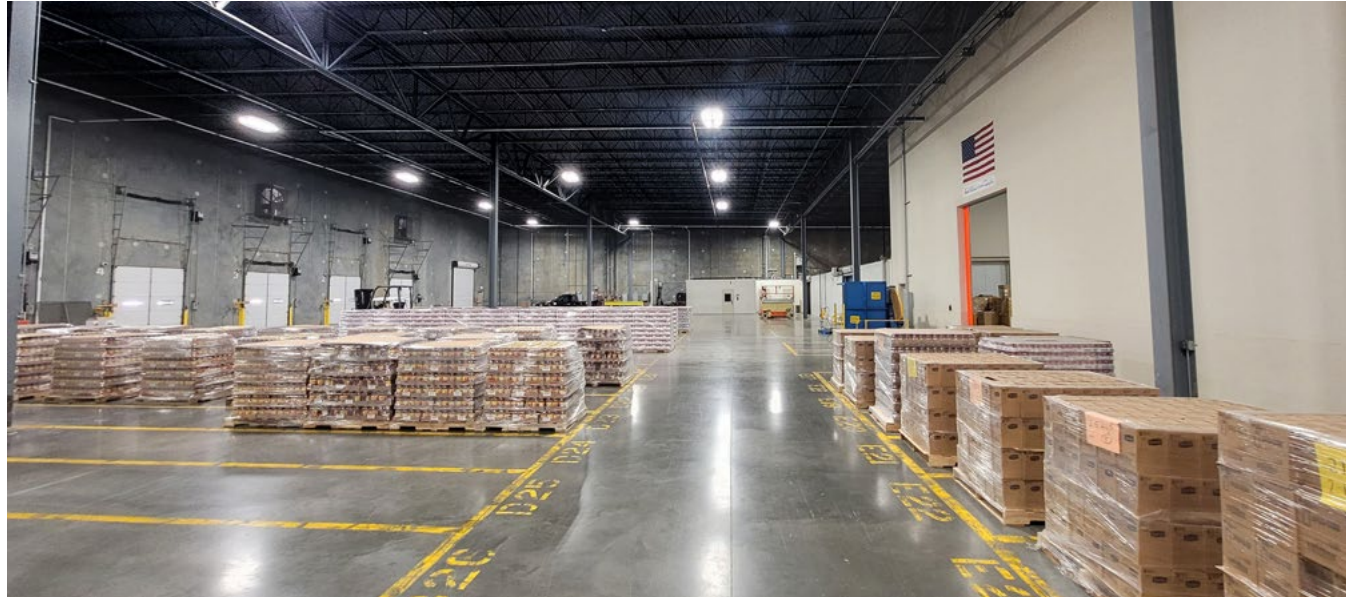
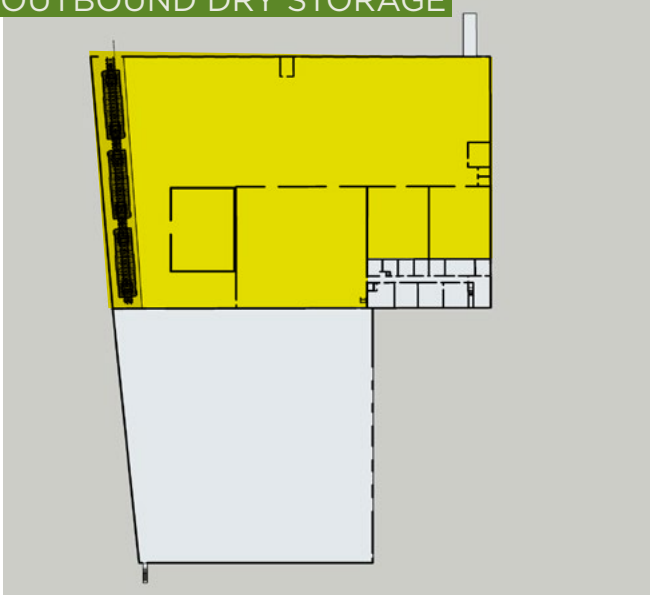
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OUTBOUND DRY STORAGE



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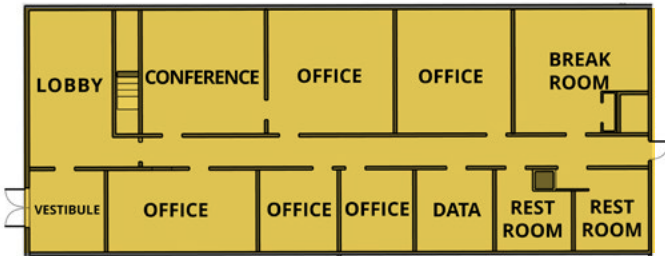
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OFFICE



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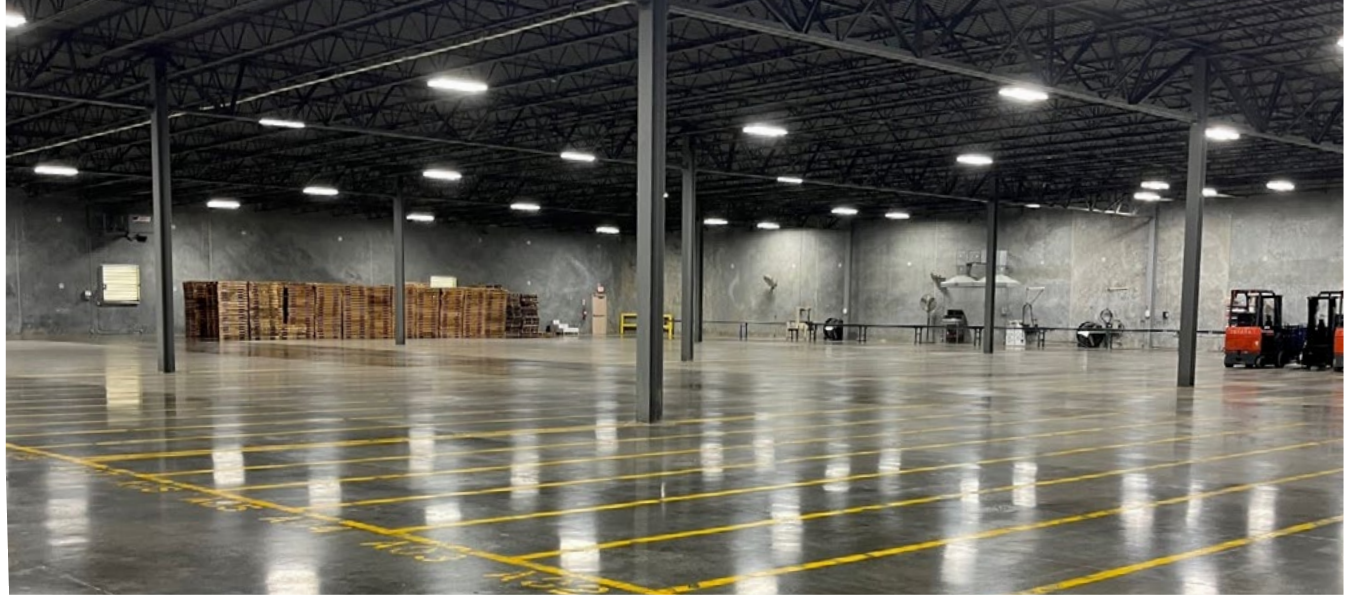
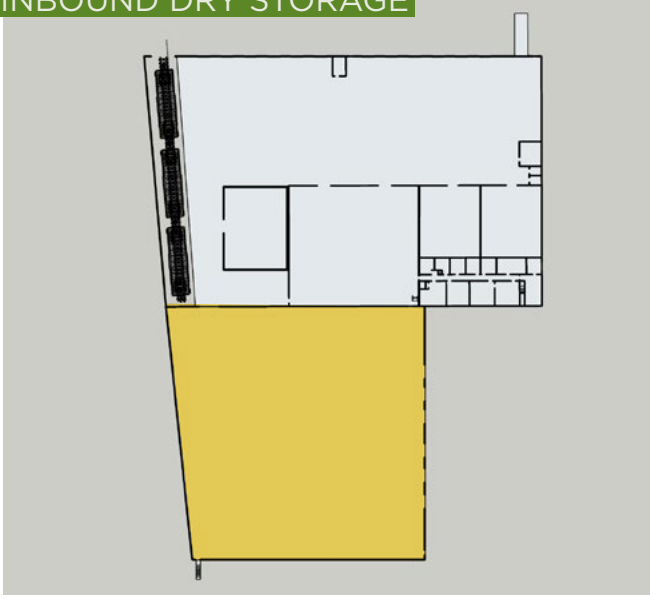
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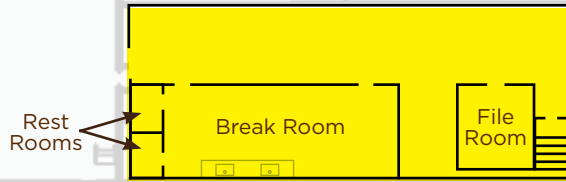
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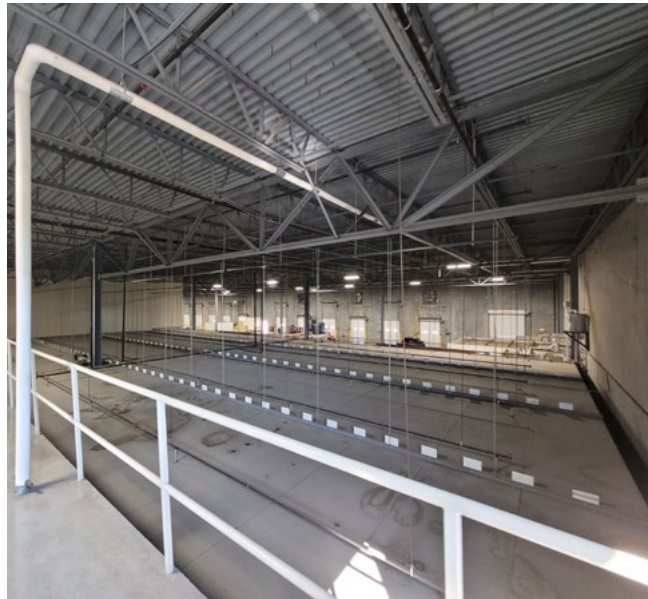
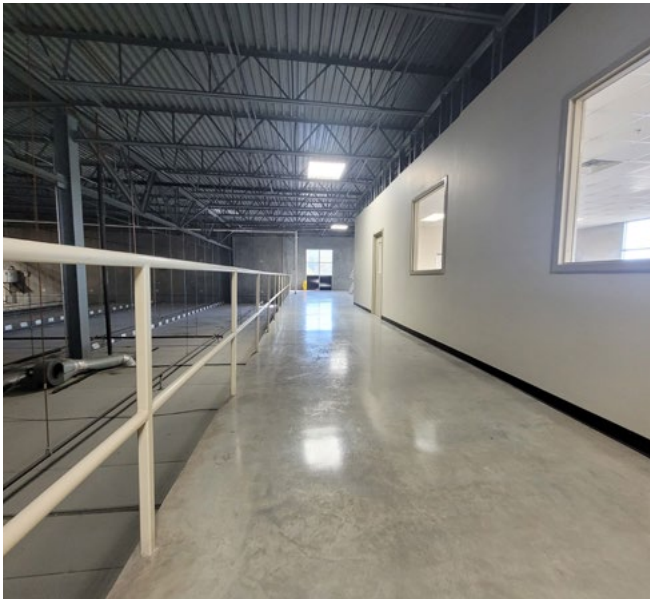
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MEZZANINE



Located on 2nd floor
above the office



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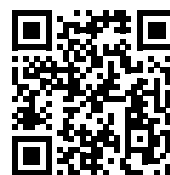
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