

FOR LEASE

CAHABA VALLEY SERVICE CENTER FLEX SPACE AVAILABLE

240-242 Cahaba Valley Parkway
Pelham, AL 35124

TOTAL 8,000 SF
OFFICE SPACE 4,500 SF
WAREHOUSE SPACE 3,500 SF

LEASE RATE: \$11.00 PER SF
NNN

PROPERTY HIGHLIGHTS

- Versatile office layout featuring private offices, open workspace, breakroom, and conference room
- Dock-high loading and drive in ramp
- 16'-18' ceiling height
- 3-phase electrical service
- Located within a 42,000 SF multi-tenant business park
- Well-maintained masonry construction
- Ample double-row parking for staff and visitors
- Professionally landscaped 3.57-acre site
- Convenient access to Highway 31, Highway 119, and I-65



