

# OFFICE / WAREHOUSE FOR LEASE

New Construction on Huntley Parkway in Pelham, AL

Available in the Spring 2026

TOTAL = +/- 16,400 SF

OFFICE = +/- 2,160 SF

Lease Rate = \$14 SF/yr (NNN)

**Contact CED Real Estate @ (205) 790-5905**

## 1960 Huntley Parkway Pelham, AL 35124

### Property Highlights:

- Finished Office Space with 10' Ceilings
- LVT Flooring
- (4) Offices and Open General Office
- Conference Room
- Break Room with Hard Surface
- Ample Parking
- 480/3 Phase Power
- Located in the Pelham Corridor Overlay District
- Convenient Access to I-65 & Hwy 11
- Warehouse has min 24' Ceilings
- Insulated Metal Construction
- Free Span Design
- Translucent Paneling
- Exhaust Fans
- Zoned M-1; Light Industrial
- Dock-High Loading Door in Back
- Drive-In Loading Door on Side



