



**\$1,690,000**  
Sale Price



**\$10.50/SF NNN**  
Asking Lease Rate

# NEWLY RENOVATED INDUSTRIAL & IOS SITE

119 & 121 Metrock Cir | Helena, AL | Birmingham MSA



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## HIGHLIGHTS

-  Newly Renovated Industrial Warehouse & IOS Site | Available for Sale or for Lease | **Seller Financing Will be Considered**
-  Fenced Laydown Yard | 15,600 SF Industrial Warehouse | 2.46 Total Acres with M1 Light Industrial Zoning | One Dock Door & Four Drive-In Doors | 16.5' Clear Height
-  2025 Improvements Include Exterior Painting, New Drive-In & Walk-In Doors, LED Lighting, Sealed Roof, Fenced Laydown Yard, Connected the Two Lots, & More
-  Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner-User | Shelby County/I-65 Submarket is a Booming Industrial Corridor
-  High-Growth Area with Strong Rental Rates | 2.6% Vacancy Rate for Like-Kind Industrial Properties in the Submarket
-  Located Less than 3 Miles from I-65 & 2 Miles from Hwy 31 | In Proximity to Downtown Birmingham



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