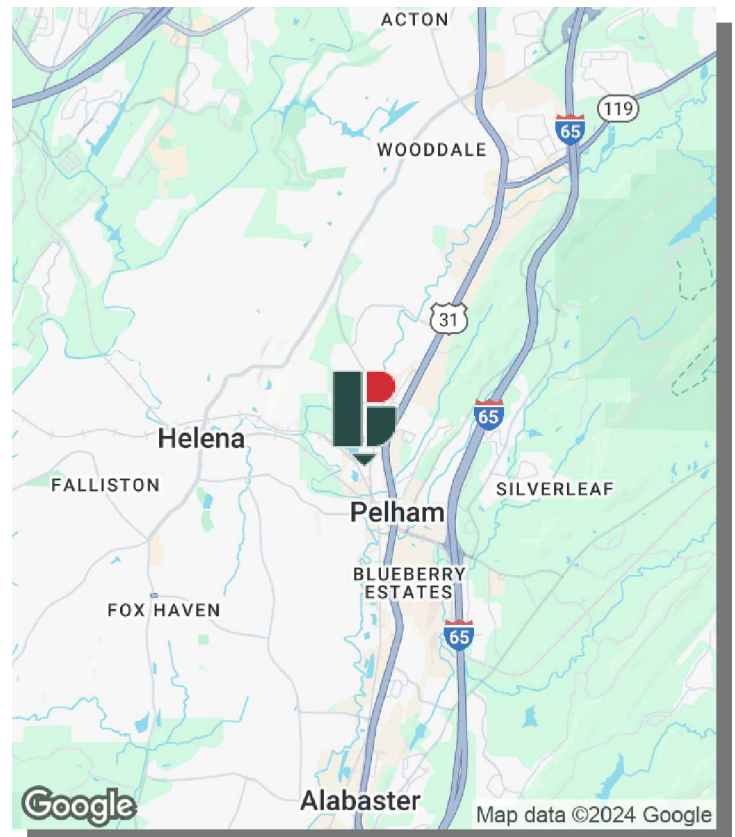


**3080 LEE ST**

PELHAM, AL 35124

PROPERTY FEATURES

- +/- 12,915 SF metal warehouse
- Small office area in the warehouse
- Warehouse has one (1) dock well and two (2) drive-in doors
- Additional +/- 5,000 SF covered shed on site
- Extremely rare IOS site in northern Shelby County with +/- 5 acres of level fenced and graveled yard space
- Total lot size of +/- 8 acres allowing for +/- 3 acres of yard space expansion if needed
- 16' – 18' clear height in warehouse
- Yard area is partially lit
- Separate ingress and egress locations allowing for better flow of vehicles
- Less than one mile to I-65 at the Tank Farm Exit (Exit 242)

**LEASE RATE:**
\$11,500/Month (NNN)**Edwin Moss, SIOR, CCIM**
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