

# OFFICE / WAREHOUSE FOR LEASE

205 Cloverdale Circle ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



**BUILDING SIZE: 5,000 sf • LAND SIZE: .44 Acres**

**PRICE: \$3,950/Month (\$9.48/sf Modified Net)**

**Mark Dinan, MBA, CCIM**

(o) 205-980-3434

(c) 205-243-3434

[markdinan@bellsouth.net](mailto:markdinan@bellsouth.net)



\*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

# PROPERTY DETAILS

205 Cloverdale Circle ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Built in 2006, in excellent condition.
- ♦ 5,000 +/- SF Building.
- ♦ 2,750 +/- SF Office Space
- ♦ 2,250 +/- SF Whse with Drive In Door
- ♦ Office features 6 offices, kitchen ,
- ♦ Warehouse features 16'-20' ceiling ht.
- ♦ Large Concrete Parking Area.
- ♦ Level .44 +,- acre lot. (99.65' x 171.56')
- ♦ Attractive and well maintained property and building.
- ♦ Planned Business Park with covenants.
- ♦ 2 miles to Interstate 65, Exit 238.
- ♦ Business Friendly City of Alabaster and Shelby County.
- ♦ Tenant pays its own utilities.
- ♦ Tenant pays taxes, insurance (\$667/mo)



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# INTERIOR PHOTOS

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# BIRDS EYE PHOTO

205 Cloverdale Circle ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



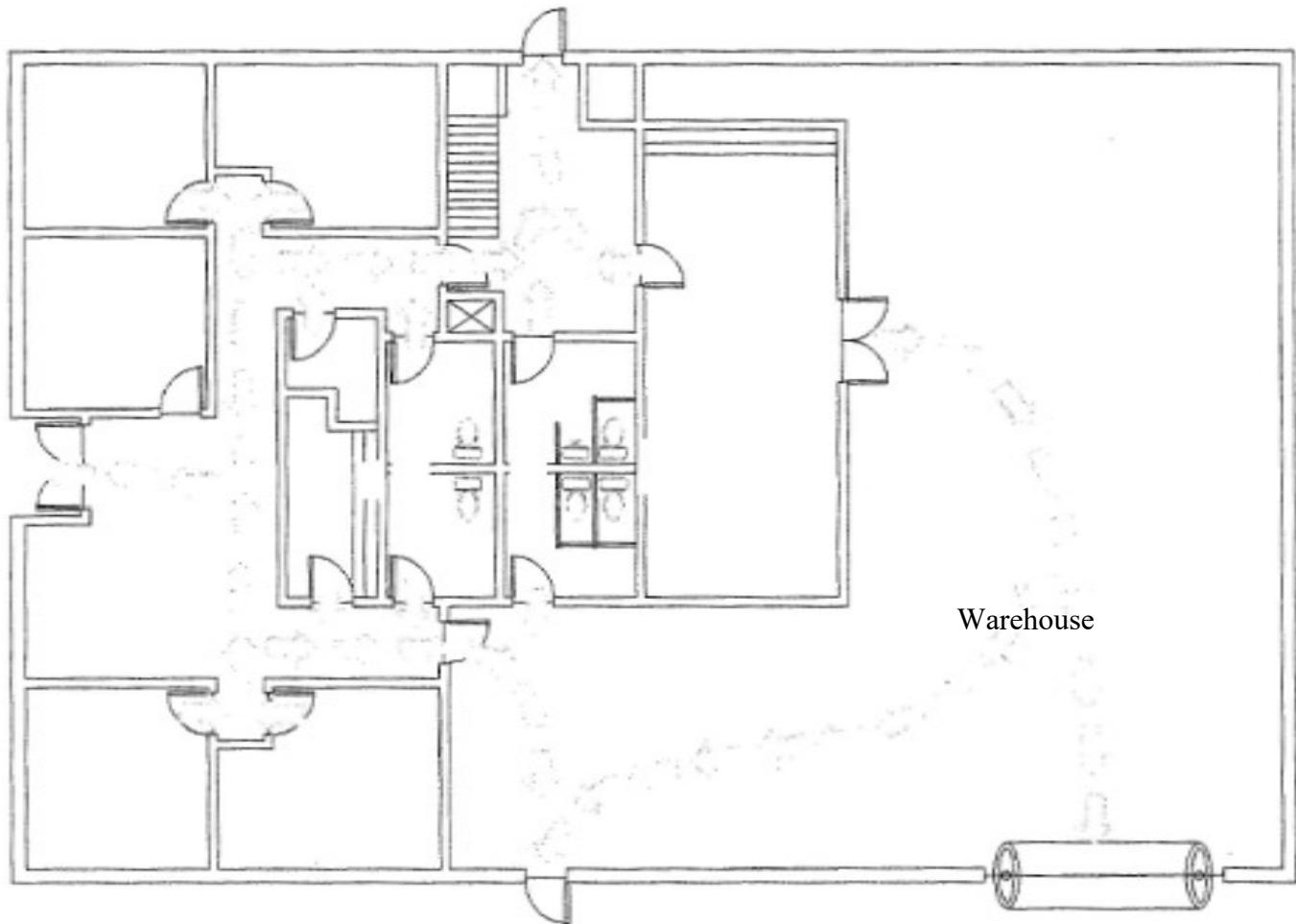
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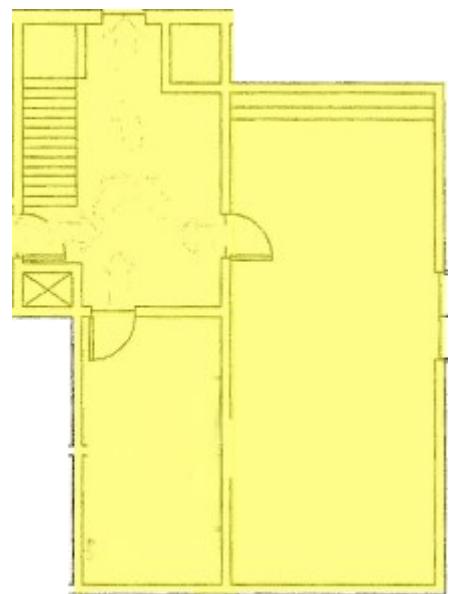
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# FLOOR PLAN

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Warehouse



Upstairs Bonus Area

# LOCATION MAP

205 Cloverdale Circle ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



- ♦ From I-65, take Exit 238 toward Saginaw. Turn onto US-31 S and continue for 2.3 miles. Turn left onto Cloverdale Drive. Then turn left. The destination will be on the left.

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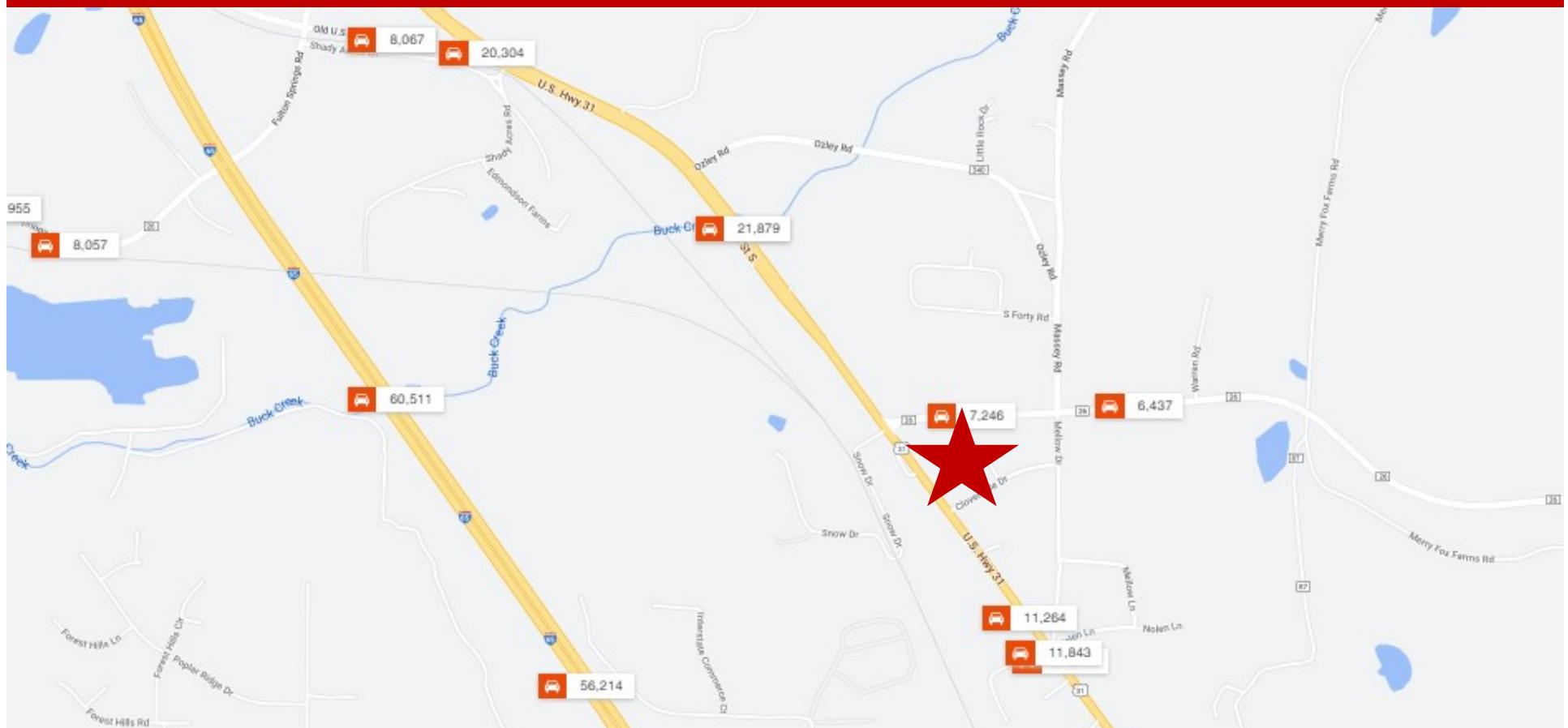
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# TRAFFIC COUNTS

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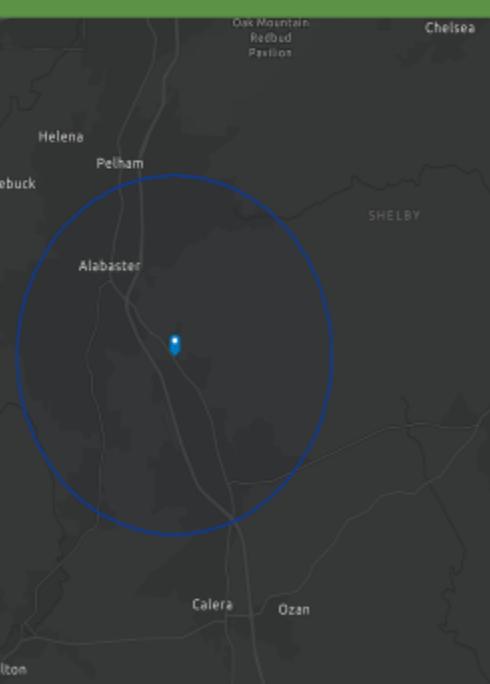
# DEMOGRAPHICS

205 Cloverdale Circle ◊ Alabaster, AL ◊ 35007 ◊ Shelby County

## DEMOGRAPHIC PROFILE

205 Cloverdale Cir, Alabaster, Alabama, 35007

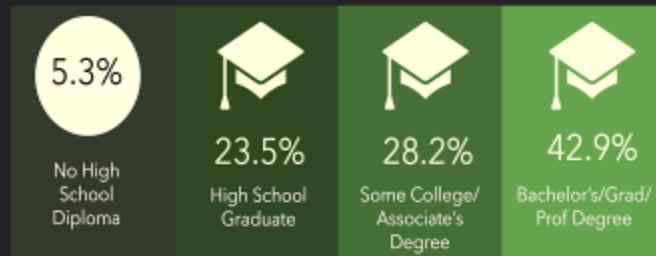
Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

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### EDUCATION



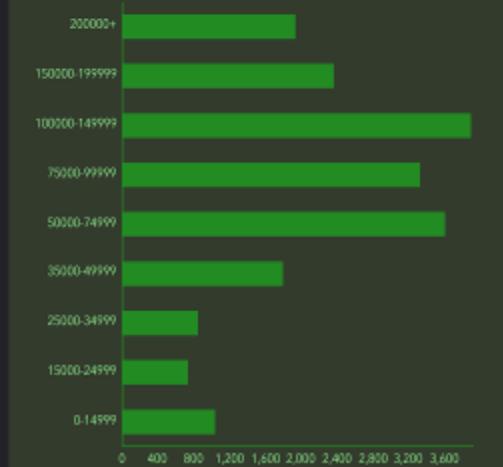
### INCOME



### EMPLOYMENT



### HOUSEHOLD INCOME (\$)



### KEY FACTS



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