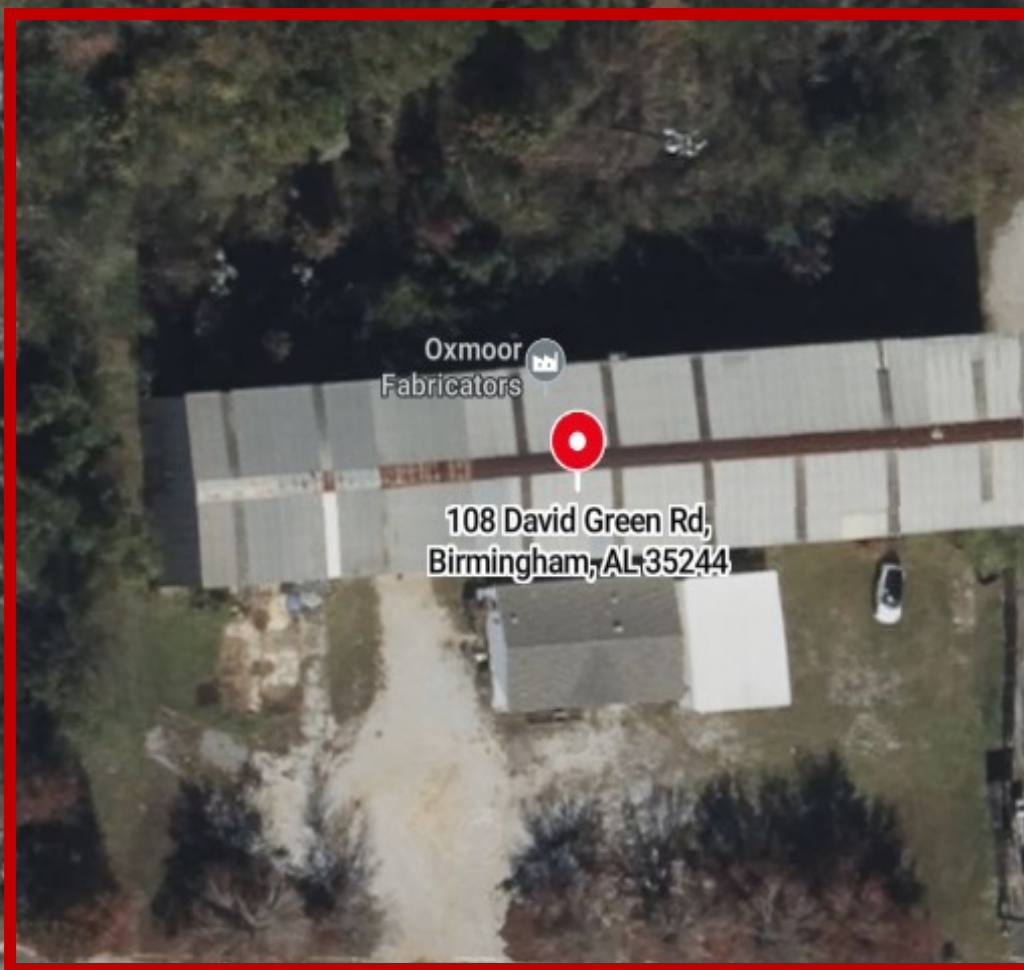


OFFICE / WAREHOUSE / YARD FOR LEASE

108 David Green Road ♦ Pelham, AL ♦ 35244-8209 ♦ Shelby County



SIZE: 9,675 +/- Sq Ft Building on 1.37 +/- Acres • Lease Price: TBD

MARK DINAN
Commercial & Investment Real Estate

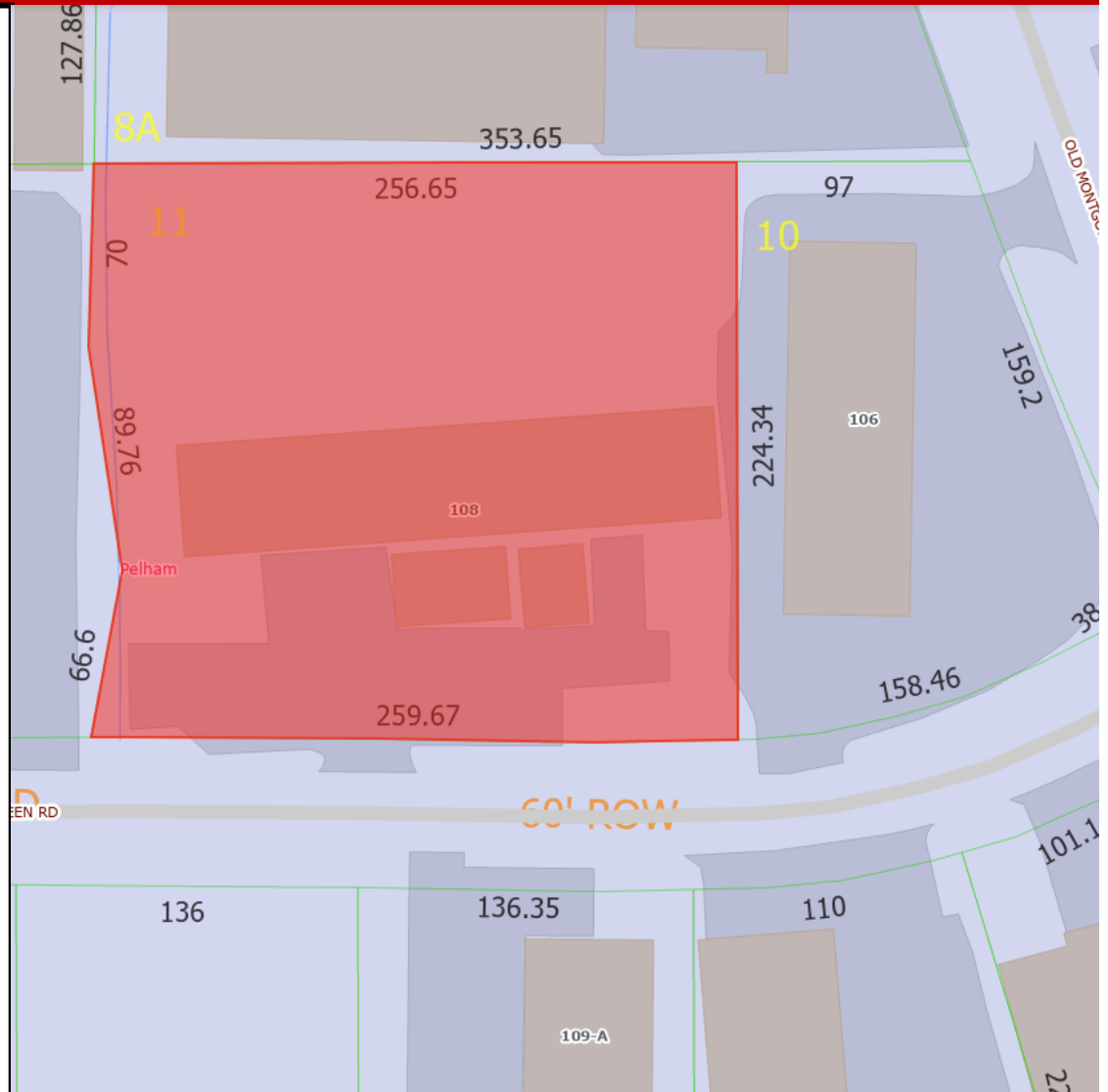
205-980-3434

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

PROPERTY DETAILS

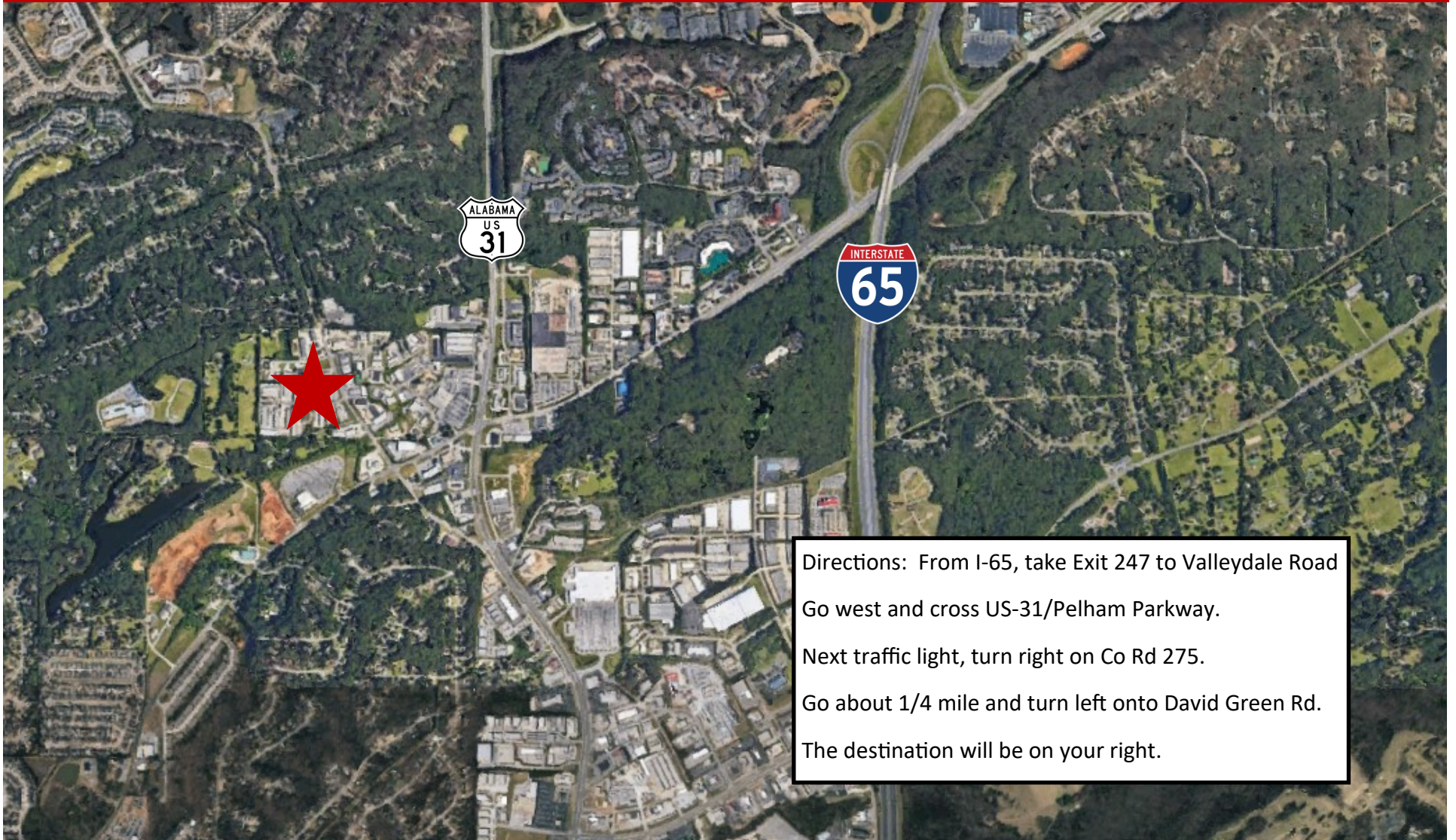
108 David Green Road ♦ Pelham, AL ♦ 35244-8209 ♦ Shelby County

- ♦ Rare M-1 Light Industrial Zoning
- ♦ Superior location close to I-459, I-65 and Highway 31
- ♦ Highly sought-after Pelham/Riverchase Area
- ♦ Currently under major renovation and improvement.
- ♦ Owner will build to meet tenant needs.
- ♦ 1.37 +/- Acre level lot.
- ♦ 260+/- feet wide by 225 +/- feet deep.
- ♦ 9,675 +/- sf Warehouse
- ♦ Drive through capability.
- ♦ Drive in and dock high door(s) available.
- ♦ 26' Ceiling Height
- ♦ Overhead Crane
- ♦ All Outbuildings being removed.
- ♦ Property being cleared to maximize yard.
- ♦ Offices to be built.
- ♦ Outstanding Opportunity for Business.



LOCATION MAP

108 David Green Road ♦ Pelham, AL ♦ 35244-8209 ♦ Shelby County



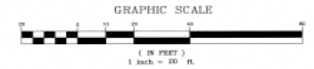
Directions: From I-65, take Exit 247 to Valleydale Road
Go west and cross US-31/Pelham Parkway.
Next traffic light, turn right on Co Rd 275.
Go about 1/4 mile and turn left onto David Green Rd.
The destination will be on your right.

SURVEY

108 David Green Road ♦ Pelham, AL ♦ 35244-8209 ♦ Shelby County



BOUNDARY SURVEY
108 DAVID GREEN ROAD
PELHAM, AL. 35244



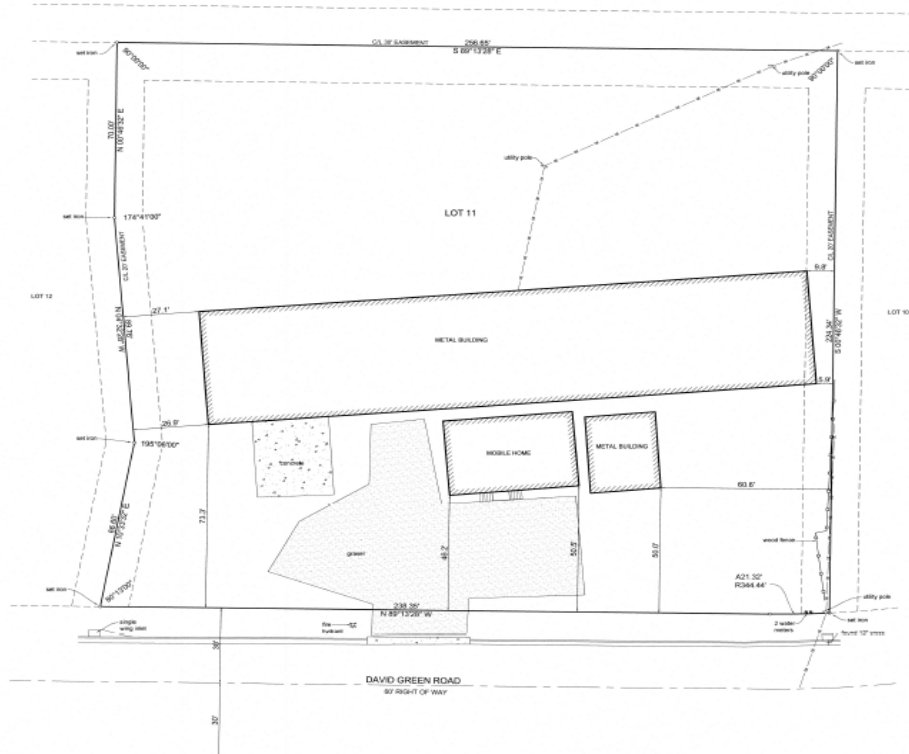
SURVEY CONTROL

THE BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD (ADJUSTED 2011). POSITION WAS OBTAINED FROM I.T.C. OBSERVATION USING THE ADJUST CGRS NETWORK AS CONTROL.

LEGEND			
⊕	UTILITY POLE	—OK—	OVERHEAD ELECTRIC
⊙	LIGHT POLE	—UK—	UNDERGROUND ELECTRIC
—	DUY WIRE	—T—	TELEPHONE LINE
⊠	ELECTRIC BOX	—FD—	FIBER OPTIC LINE
⊞	ELECTRIC METER	—UC—	UNDERGROUND COMMUNICATION
⊙	ELECTRICAL MANHOLE	—W—	WATER LINE
⊕	FIRE HYDRANT	—G—	GAS LINE
⊕	WATER VALVE	—SS—	SANITARY LINE
⊕	WATER METER	—X—	CHAIN LINK FENCE
⊕	TELEPHONE MANHOLE	—□—	WOOD FENCE
⊕	TELEPHONE FEDESTAL	—	WALL
⊕	TELEPHONE MARKER	—	ASPHALT
⊕	FIBER OPTIC BOX	—	CONCRETE
⊕	FIBER OPTIC MARKER	—	GRAVEL
⊕	GAS VALVE		
⊕	GAS REGULATOR		
⊕	GAS METER		
⊕	GAS MARKER		
⊕	STORM MANHOLE		
⊕	CORNER MONUMENT		

SURVEYORS NOTES

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LINES SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY. RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO DETACHING, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED. DEED (D); MEASURED (M); RECORD MAP (R); CALCULATED (C).
- UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- UPSTREAM PROPERTY OWNERS POSSESS A NATURAL EASEMENT ACROSS THE SUBJECT PROPERTY FOR SURFACE WATER FLOWING IN ITS NATURAL COURSE.
- THIS SURVEYOR MADE NO DETERMINATION REGARDING ANY REGULATORY WATERS OF THE UNITED STATES AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT THAT MAY EXIST ON THE SUBJECT PROPERTY.
- ANY PUBLIC UTILITY LINES AND EQUIPMENT SHOWN ON THIS SURVEY MAY BE SUBJECT TO EASEMENTS FOR OPERATION AND MAINTENANCE OF SAME.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.



STATE OF ALABAMA
SHELBY COUNTY

I, JEFF D. ARRINGTON, a registered Land Surveyor, certify that I have surveyed 'Lot 11' according to the survey of 'OWENS INDUSTRIAL PARK - FIRST ADDITION', as recorded in Map Volume 11, Page 2, in the office of the Judge of Probate, SHELBY County, Alabama. That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. That there are no encumbrances on said land except as shown. This instrument is based on above shown. No Third-Party Disinterestedness was requested or performed as part of this survey.

Address: 108 DAVID GREEN ROAD
Drawing Date: 5-20-2024 By: JDA
Date of Survey: 5-18-2024 Party Chief: JJ
Order No.: 8318

JDA
JEFF D. ARRINGTON, AL 80761004
ARRINGTON ENGINEERING & LAND SURVEYING, INC.
2017 Valleydale Road, Homersham, AL 35244
Phone: (205) 985-9395 or (205) 985-9393

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

DRAWING TITLE BOUNDARY SURVEY 108 DAVID GREEN ROAD PELHAM, AL 35244		DRAWN BY: JDA CHECKED BY: JDA DATE: 5-20-2024 SCALE: 1" = 50' PARTY CHIEF: JJ PROJECT NO.: 83184 SHEET: 1 OF 1
LOCATION & DESCRIPTION SEE ABOVE		

811
Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!

DEMOGRAPHICS

108 David Green Road ♦ Pelham, AL ♦ 35244-8209 ♦ Shelby County

DEMOGRAPHIC SUMMARY

108 David Green Rd, Birmingham, Alabama, 35244

Ring of 5 miles

KEY FACTS

101,233

Population



40,861

Households

39.1

Median Age

\$76,568

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



14.8%

High School Graduate



23.3%

Some College/ Associate's Degree



59.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$95,450

Median Household Income



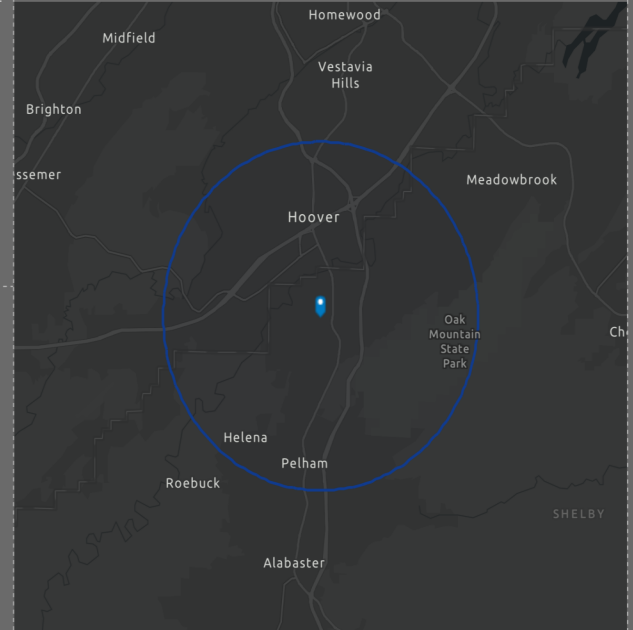
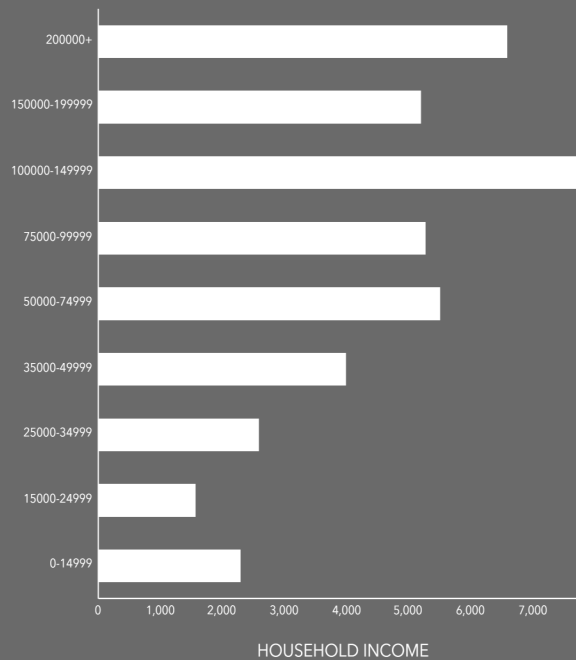
\$52,202

Per Capita Income



\$333,172

Median Net Worth



EMPLOYMENT



White Collar

75.4%



Blue Collar

13.4%



Services

12.6%

2.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri