

ww

Colliers | Alabama

880 Montclair Road - Suite 250
Birmingham, AL 35213
+1 205 445 0955
colliers.com



For Lease

±2.12 Acres

**±12,000 SF Office/
Warehouse with Yard**

Birmingham, AL Metro Area

5264 Highway 70 | Calera, AL 35040

Tripp Alexander, SIOR, CCIM

Partner, Dir of Industrial Services
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM

Senior Associate
+1 205 949 2692
joe.azar@colliers.com

Property Profile

Address 5264 Highway 70, Calera, AL 35040

Space ±12,000 SF single-tenant building

Site Area ±2.12 Acres

Ceiling Height 15.5' - 20'

Zoning M1 Industrial; City of Calera

Power & Utilities

- 400 amps 480v via step-down transformer from 400 amps 600v
- 2" water line
- Fiber internet

Loading

Drive-In Doors: 2 (Two); front and back door (12' x 14'); side door (12' x 10')

Dock High Doors: Three (3) exterior DH doors with one (1) dock leveler

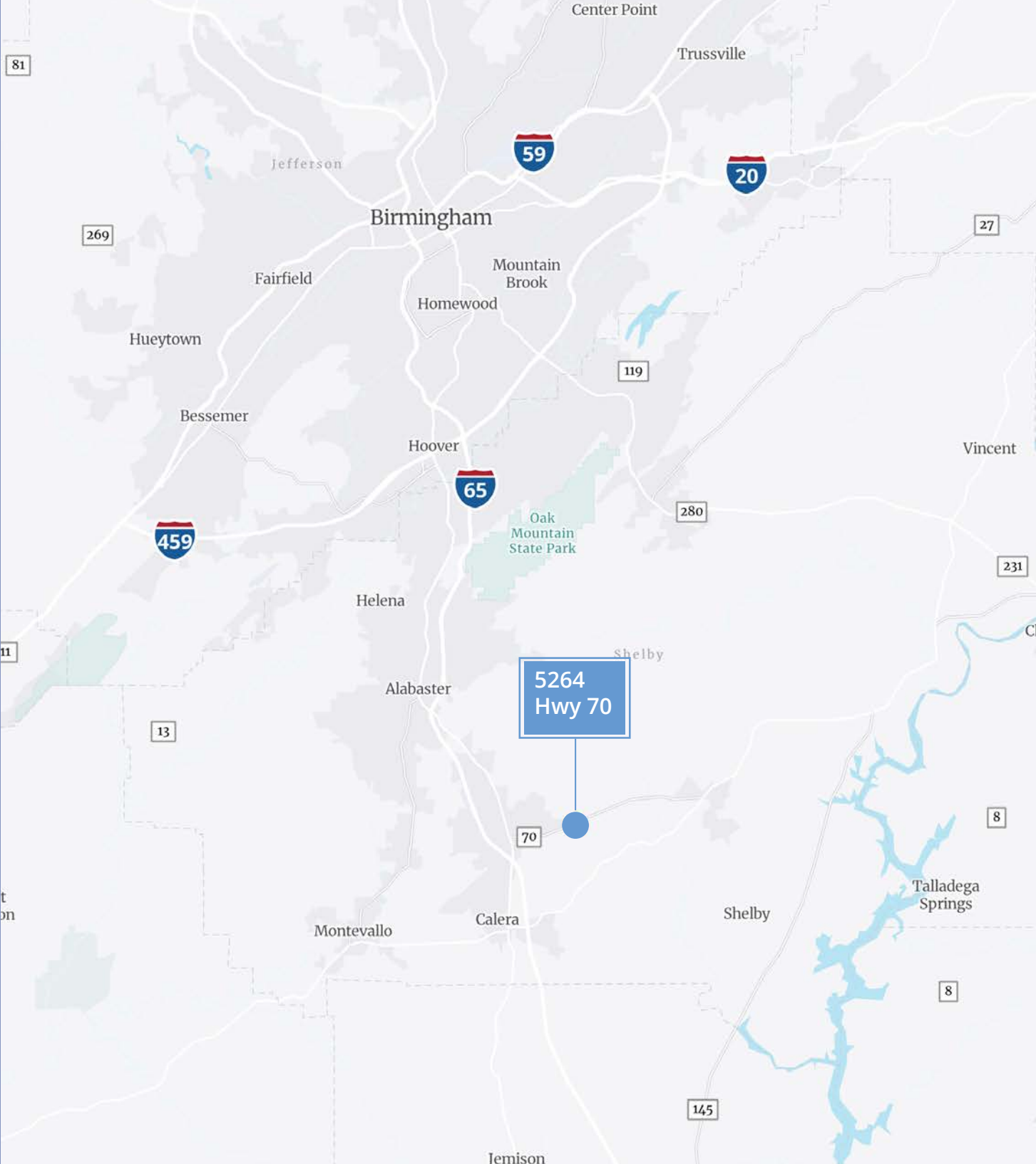
Lighting

Energy-efficient LED warehouse lights and exterior wall pack lights on the building

Highlights

- Move-in ready condition
- 2,000 SF office space with mezzanine storage
- Concrete driveway and parking area
- New paint & flooring
- Graveled and fenced/gated yard
- New landscaping, concrete driveway and parking area
- Less than 3 miles from:
 - I-65 & US-31
 - A vast array of amenities including Walmart, Publix, Chick-Fil-A, etc.





Colliers | Alabama

880 Montclair Road - Suite 250
Birmingham, AL 35213
+1 205 445 0955
colliers.com

Contact us:

Tripp Alexander, SIOR, CCIM

Partner, Dir of Industrial Services
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM

Senior Associate
+1 205 949 2692
joe.azar@colliers.com