

FOR SALE

FREESTANDING CRANE-SERVED WAREHOUSE

4815 Commerce Dr
Trussville, AL 35173

BUILDING SIZE 56,531 SF

SITE SIZE 4.4 Acres

ZONING I-2, City of Trussville

SALE PRICE: \$4,995,000

PROPERTY HIGHLIGHTS

- 4815 Commerce Drive is a freestanding, crane-served industrial facility. The total size is 56,531 SF, which includes a separate 5,005 SF warehouse, on a 4.4 acre concrete site.
- Facility includes 4,237 SF office area and a 1,405 SF paint booth
- (7) 20' x 20' drive-in doors: (6) on main building & (1) on smaller warehouse
- **Cranes:** (2) 40-Ton, (1) 15-ton, (4) 10-ton & (10) .5-ton jib cranes; hook height is approximately 19' at center bay & 30' at exterior bay
- **Ceiling Height:** 23' - 41'
- Roof is standing seam and 50% coated in 2025
- Fenced concrete storage yard
- LED lighting and (8) 48" & (1) 60" ventilation fans
- Brick & insulated metal construction



Information deemed reliable; not guaranteed.

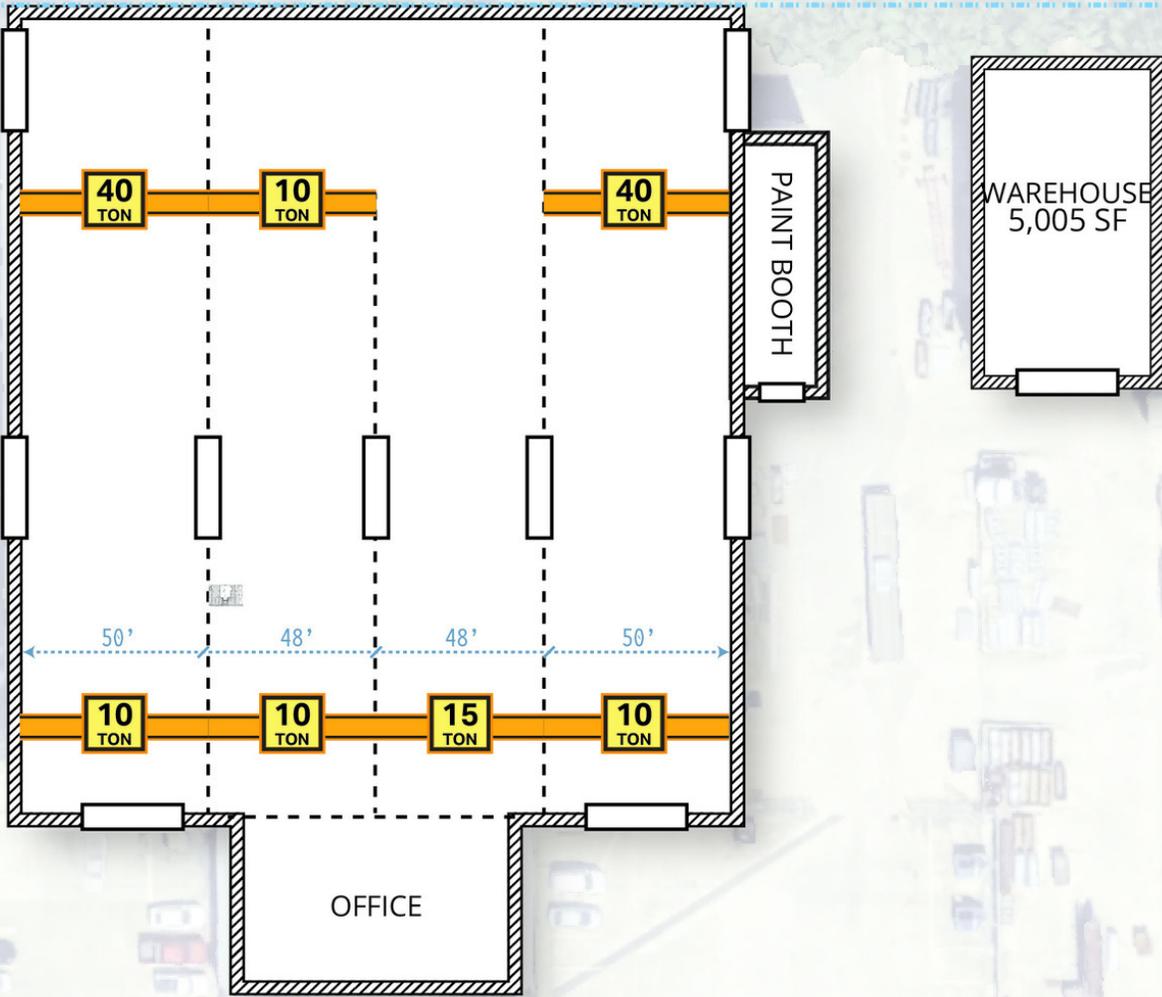
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