



**FOR LEASE**  
**CAHABA VALLEY PKWY**  
 Pelham, AL 35124

**CAHABA VALLEY  
 BUSINESS PARK**



**5,000 – 11,730 SF OFFICE / WAREHOUSE SPACE**

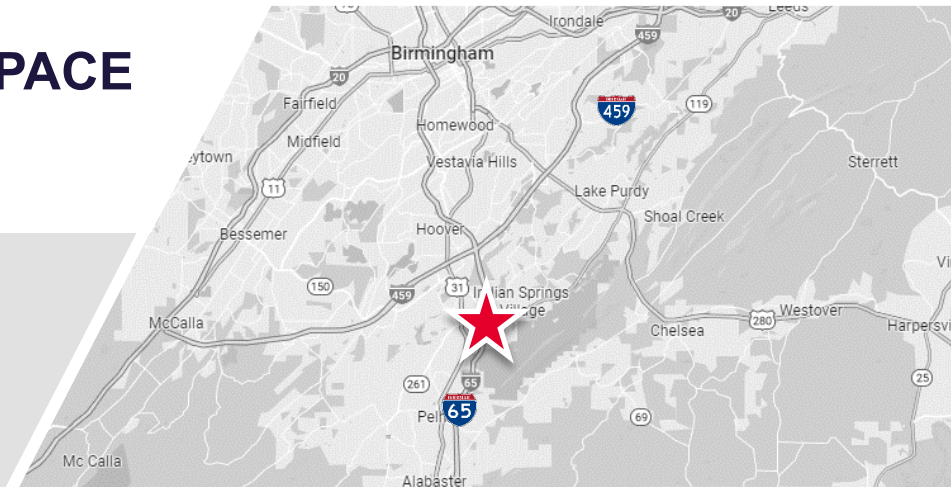
**Lease Rate: \$10.00 - \$14.00 / SF (NNN)**

For more information, please contact:

**JAKE BYERS**  
 Senior Associate  
 +1 205 314 5555  
 jbyers@egsinc.com

**ADAM EASON**  
 Executive Vice President | Partner  
 +1 205 314 5529  
 aeason@egsinc.com

2100 3rd Avenue North  
 Suite 700  
 Birmingham, AL 35203  
 phone: +1 205 939 4440  
 egsinc.com



# PROPERTY DETAILS



## PARK FEATURES

Total SF: 558,041 SF  
 Clear Height: 18' – 24'  
 Construction: Masonry and structural steel

## PROPERTY HIGHLIGHTS

- Current Availability:
  - Building 301: 5,000 SF
  - Building 301-F: 5,000 SF
  - Building 700: 5,580 SF
  - Building 706: 6,150 SF
- Dock-high and drive-in loading
- Convenient location to Hwy 119, Hwy 31 & I-65

Bldg	Total SF	Finished SF	Loading	Rate PSF
1 301	5,000	750	(1) dock-high (2) drive-in	\$10.00 (NNN)
2 301-F	5,000	2,920	(1) dock-high (1) drive-in	\$12.00 (NNN)
3 700	11,730	8,225	(3) dock-high (2) drive-in	\$12.00-\$14.00 (NNN)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.