

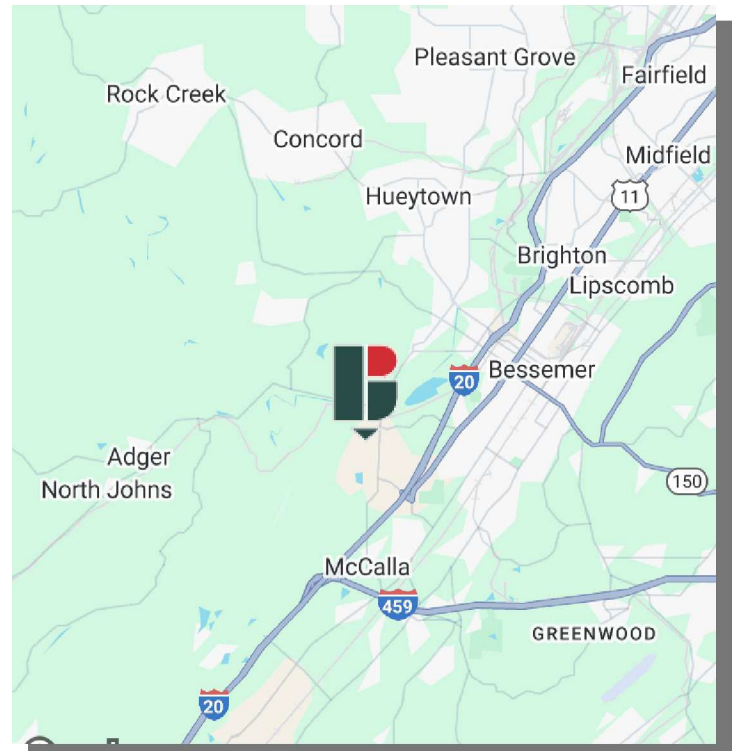


2550 FIVE STAR PARKWAY

BESSEMER, AL 35022

PROPERTY FEATURES

- Three 1,950 suites available (two of which are adjacent)
- Each suite has 595 SF office space and 1,355 SF warehouse space
- 20' clear height
- Each suite has a 12'x14' drive-in door
- Recently extended the width of the rear drive way by +/- 10' and made rear drive way accessible to Fivestar Parkway resulting in easier ingress/egress to loading doors
- Warehouse space is heated
- Located in one of Bessemer's best industrial parks off Powder Plant Road
- Signage available
- Excellent access to I-20 & I-459



LEASE RATE:
\$1,750/Month (Modified Gross)

Sonny Potter
205.313.4367
rspotter@jhberry.com

Jake Bottcher
205.313.4380
jbottcher@jhberry.com

Edwin Moss, SIOR, CCIM
205.313.4379
emoss@jhberry.com



PROPERTY DESCRIPTION

Small bay, light industrial space for lease right off Powder Plant Road. Each suite has 595 SF office space with a restroom and multiple offices. Additionally, each has 1,355 SF of high-bay warehouse space with 20' ceilings and a 12' x 14' drive-in door.

OFFERING SUMMARY

Available SF:	1,950 SF
Building Size:	21,840 SF

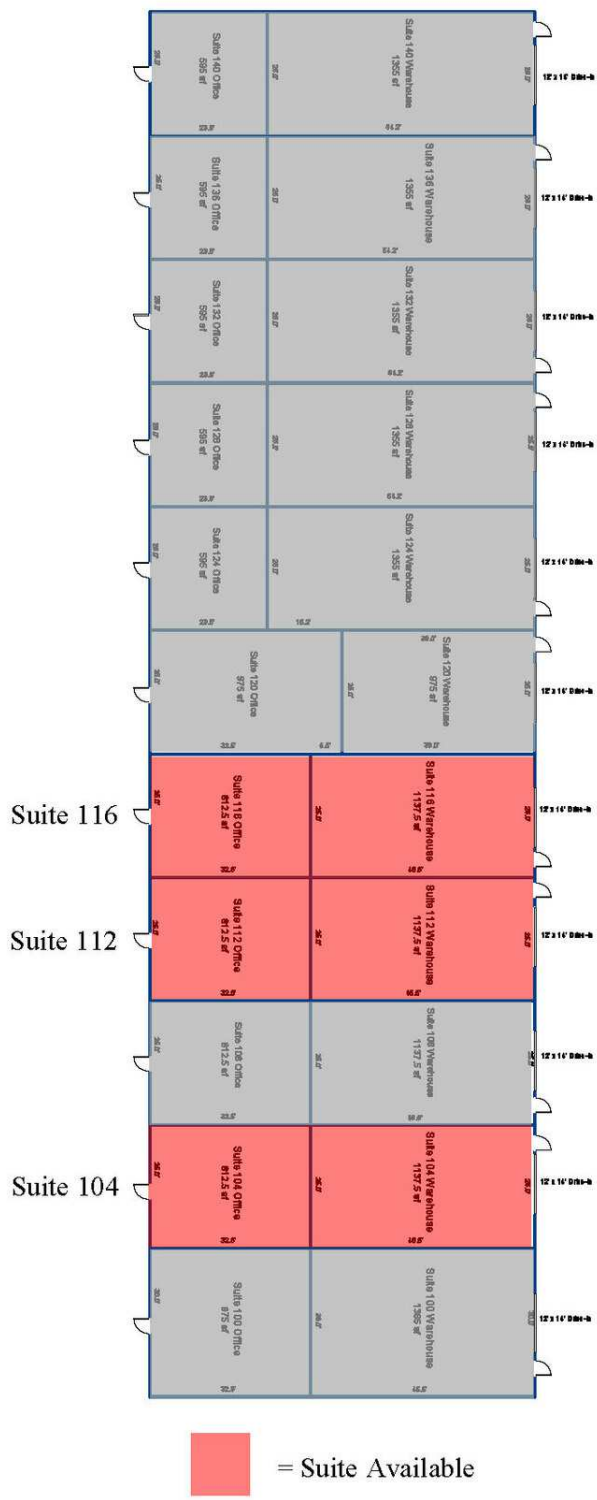
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	282	19,755	69,957
Total Population	459	42,251	155,863
Average HH Income	\$42,748	\$49,247	\$63,505



Sonny Potter
205.313.4367
rspotter@jhberry.com

Jake Bottcher
205.313.4380
jbottcher@jhberry.com

Edwin Moss, SIOR, CCIM
205.313.4379
emoss@jhberry.com



Sonny Potter
205.313.4367
rspotter@jhberry.com

Jake Bottcher
205.313.4380
jbottcher@jhberry.com

Edwin Moss, SIOR, CCIM
205.313.4379
emoss@jhberry.com