

**FOR SALE / LEASE**

# Renovated Bulk Warehouse Facility FOR SALE / LEASE

660 Bessemer Super Highway  
Bessemer, AL 35020

**BUILDING SIZE** 81,659 SF  
**OFFICE SPACE** 3,000 SF  
**SITE SIZE** 4.67 Acres

**SALE PRICE: \$3,450,000**  
**LEASE RATE: \$4.95 PSF/ (NNN)**

## PROPERTY HIGHLIGHTS

- Newly renovated, tilt-up concrete bulk industrial facility on 4.67 acres
- New TPO roof system installed in 2025
- 3-Phase electrical service
- 16' - 22' Ceiling heights in warehouse
- Loading: (8) dock-high doors, 5 dock levelers
- 50' x 30' column spacing
- 6" Thick/4,000 psi concrete flooring
- 100% wet sprinkler
- LED lighting
- Fully fenced lot for outside storage with (2) access gates
- Less than (2) miles from I-20/59, Exit 115 and adjacent to US Hwy. 11 (Bessemer Super Highway)



*Information deemed reliable; not guaranteed.*

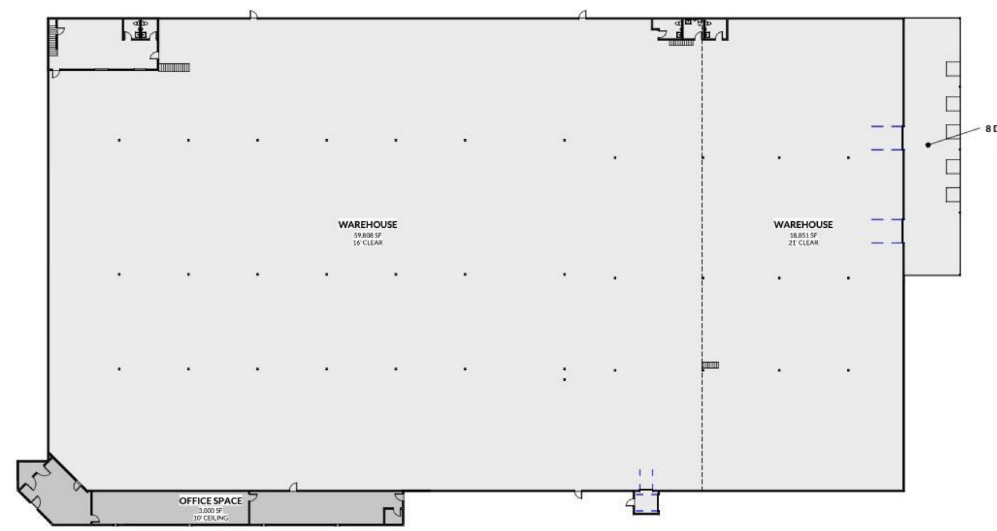
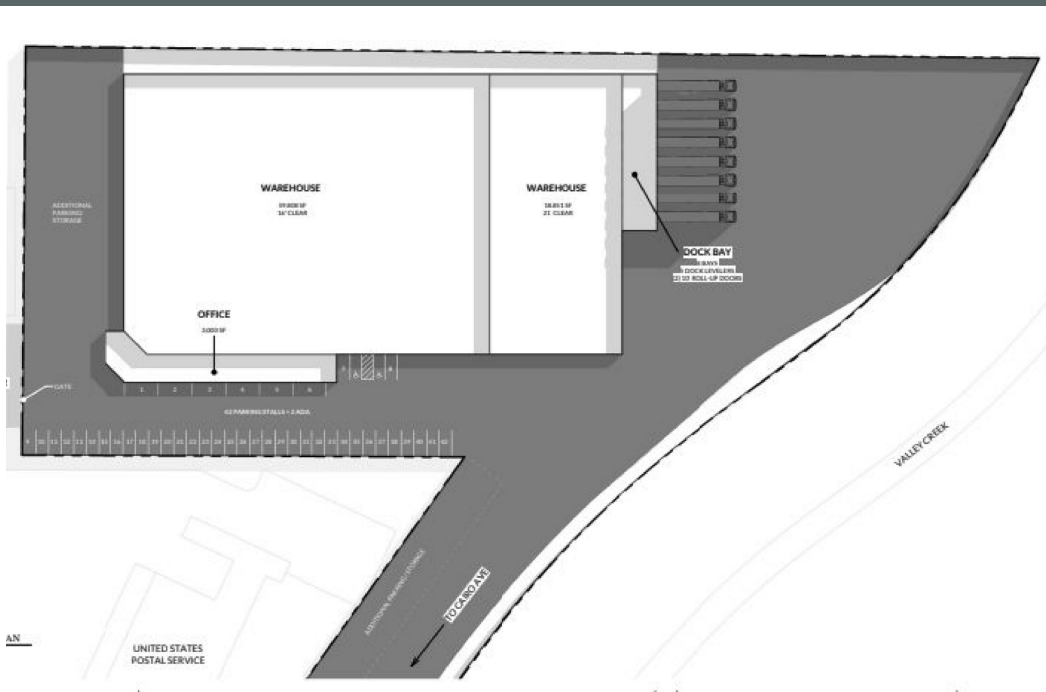
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660 BESSEMER SUPER HIGHWAY | FOR SALE / LEASE



FLOOR PLAN  
1" = 30'-0"

