



\$1,875,000
Sale Price



\$10.50/SF NNN
Asking Lease Rate

NEWLY RENOVATED INDUSTRIAL & IOS SITE

119 & 121 Metrock Cir | Helena, AL | Birmingham MSA



CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

HIGHLIGHTS



Newly Renovated Industrial Warehouse & IOS Site | Available for Sale or for Lease



Fenced Laydown Yard | 15,600 SF Industrial Warehouse | 2.46 Total Acres with M1 Light Industrial Zoning | One Dock Door & Four Drive-In Doors | 16.5' Clear Height



2025 Improvements Include Exterior Painting, New Drive-In & Walk-In Doors, LED Lighting, Sealed Roof, Fenced Laydown Yard, Connected the Two Lots, & More



Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner-User | Shelby County/I-65 Submarket is a Booming Industrial Corridor



High-Growth Area with Strong Rental Rates | 2.6% Vacancy Rate for Like-Kind Industrial Properties in the Submarket



Located Less than 3 Miles from I-65 & 2 Miles from Hwy 31 | In Proximity to Downtown Birmingham



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