



**\$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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