

4621, 4631, 4664 NELSON DR BESSEMER

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**PRIME INDUSTRIAL LAND
NEAR HIGHWAY 150
BESSEMER, AL**

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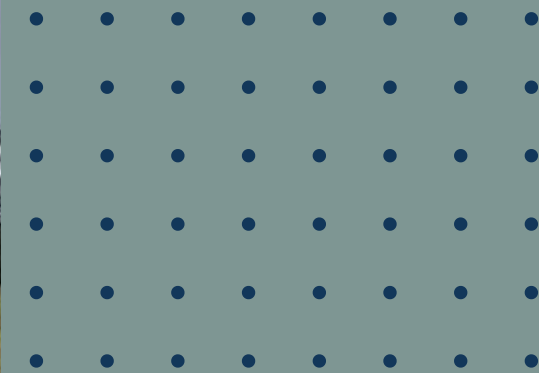
659.799.3586



- **±1.45 Acres Industrial Zoned Land**
- **Located minutes from the Highway 150 expansion corridor**
- **Major infrastructure improvement underway, increasing access and traffic flow**
- **Strategic logistics location in Jefferson County industrial corridor**
- **Easy access to I-459, I-20/59, and I-65**



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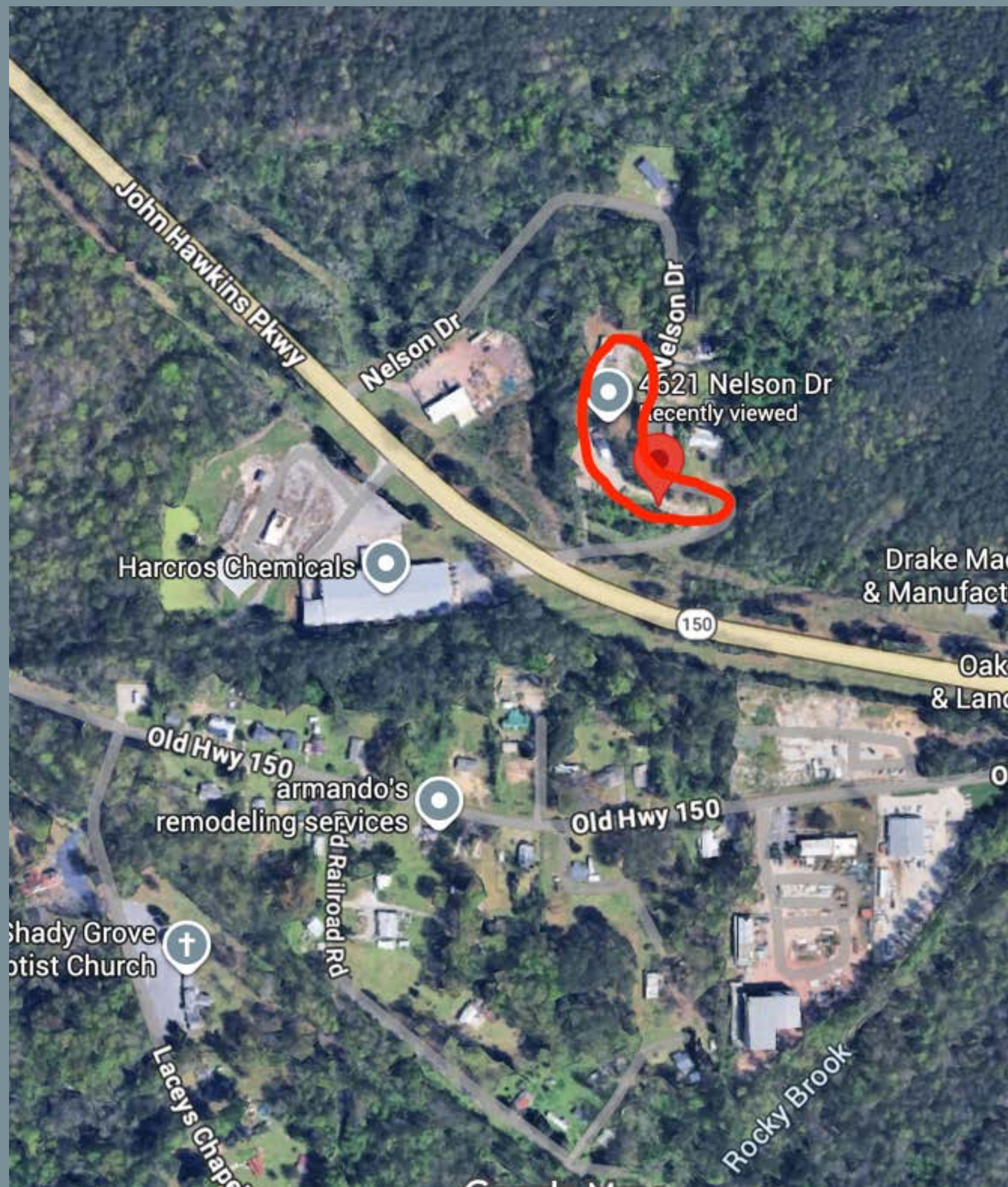




- Existing $\pm 2,000$ SF storage / utility building on site
- Utilities available including water
- Suitable for warehouse, contractor yard, distribution, flex industrial, or storage.

Transportation Access

- Highway 150 – Immediate proximity
- I-459 – approx. 10 minutes
- I-20 / I-59 – approx. 12 minutes
- Downtown Birmingham – approx. 20 minutes
- Birmingham-Shuttlesworth International Airport – approx. 25 minutes



Potential Uses

- Warehouse
- Contractor yard
- Fleet storage
- Distribution support facility
- Equipment storage
- Industrial service business
- Small manufacturing / fabrication

