

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

3536

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3536 Highway 31 // Calera, AL 35040

OWNED BY:

Tempus
REALTY PARTNERS

**SHELBY COMMERCE PARK
BUILDING C**

52,000 - 195,000 SF

FOR LEASE

Available for Immediate Occupancy

PROPERTY HIGHLIGHTS

Location	Shelby Commerce Park, Building C 3536 Highway 31, Calera, AL 35040
Space Available	±195,000 SF (divisible)
Land	±16.15 Acres
Office Space	±2,354 SF
Auto Parking	180' truck court
Construction	Concrete tilt-up
Dock Doors	60 dock-high doors (some dock equipment in place)
Drive-In Doors	2 drive-in doors (one grade-level)
Bays	13,000 SF (52'x250')
Sprinklers	ESFR type IV fire sprinklers
Clear Height	32' clear ceiling height
Highlights	<ul style="list-style-type: none">• Extra trailer storage and parking• 146-Acre controlled industrial park setting• Distribution or light manufacturing• 6" floor on 4,000 psi with Dayton J17 sealer hardener• 2022 roof replacement - 60 mil• 2024 improvements in progress





32' Clear
Height



60 Dock
Doors



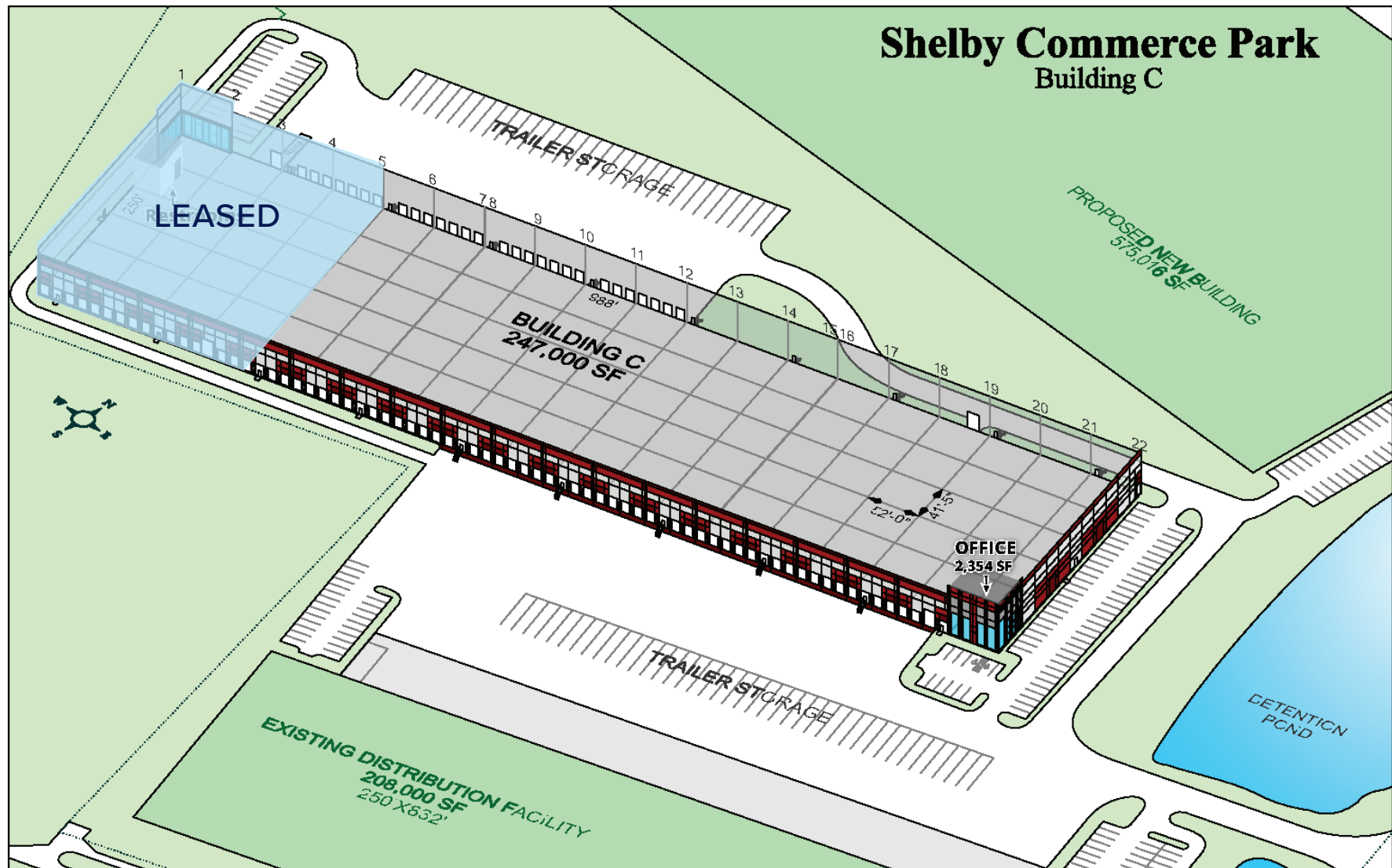
Less than 5 minutes to
Interstate Access



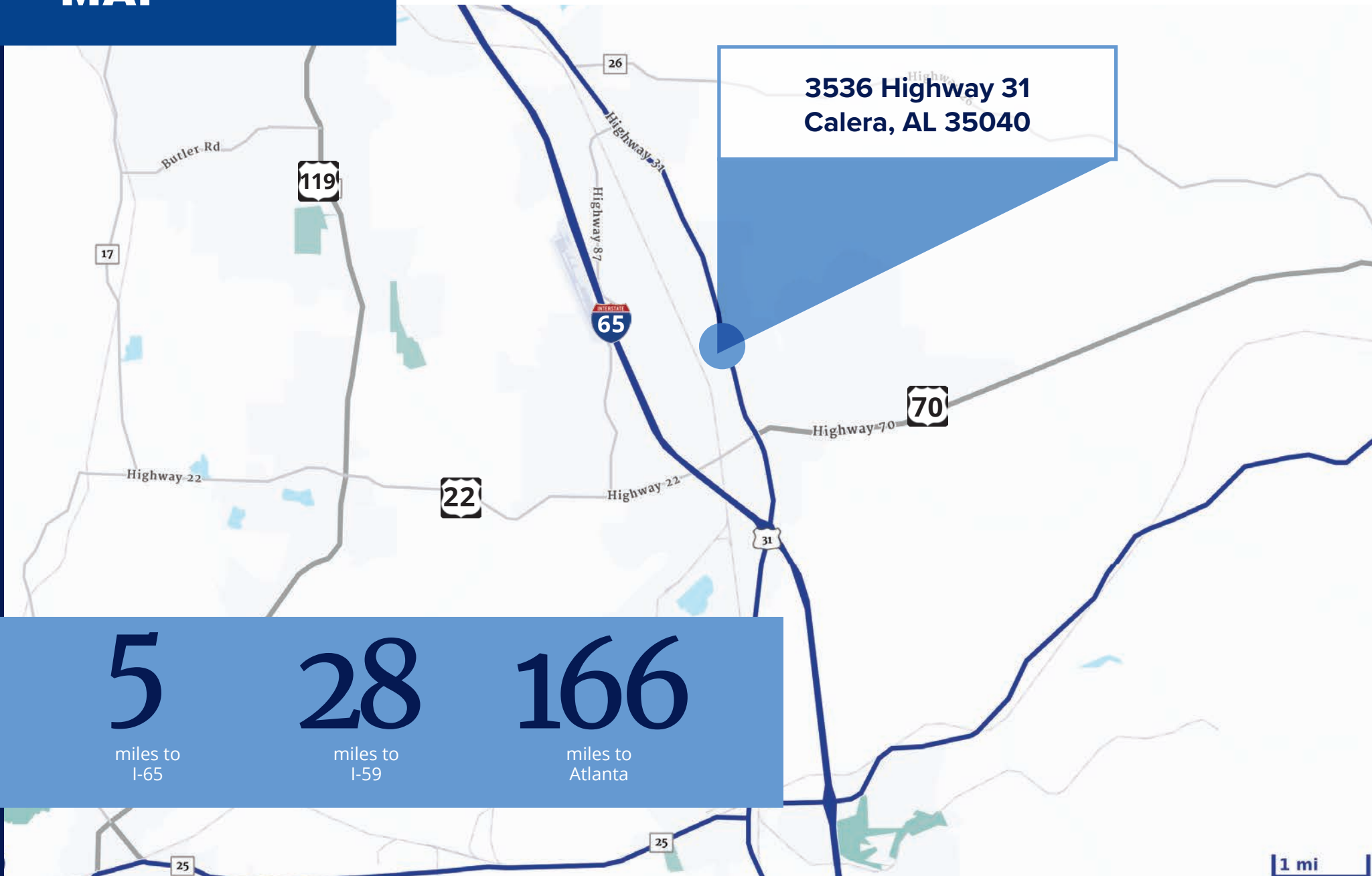
35 minutes to
Birmingham's International
Airport



SITE PLAN



LOCATION MAP



AERIAL





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