

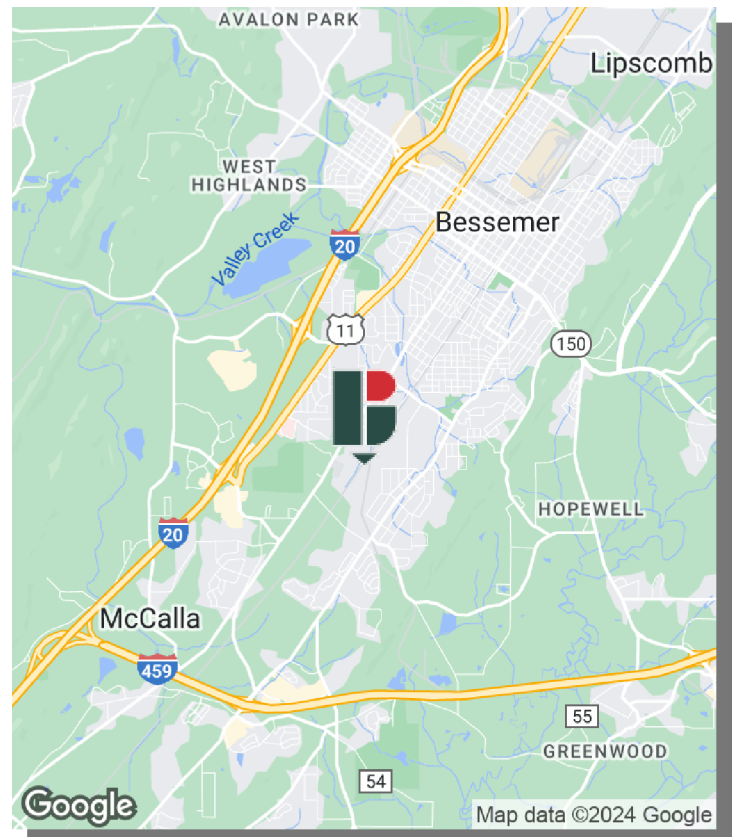


1151 INDUSTRIAL BOULEVARD

BESSEMER, AL 35022

PROPERTY FEATURES

- +/- 17,275 SF on +/- 10.35 acres
- +/- 15,275 SF warehouse space
- +/- 2,000 SF of separated office space
- Located within one of Bessemer's most established industrial parks and within miles of the new, \$1.1bn Smucker's Plant and the growing Jefferson Metropolitan Park
- Conveniently located with 2.0 miles from I-20 and 3.0 miles from I-459
- Rail serviceable with Norfolk Southern rail lines to both Port of New Orleans and Port of Mobile
- Sullair 5500 75 HP Rotary Screw Compressor with air connections throughout warehouse
- One 10-ton & One 5-ton bridge cranes
- Nine 2-ton jib cranes
- 20' – 25' ceiling height
- Four over-sized drive-in doors
- Large laydown yard
- Heavy industrial power (880 amps)



SALE PRICE:
Call for Pricing

Jake Bottcher
205.313.4380
jbottcher@jhberry.com

Edwin Moss, SIOR, CCIM
205.313.4379
emoss@jhberry.com

Sonny Potter
205.313.4367
rspotter@jhberry.com



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