



FOR LEASE
CAHABA VALLEY PKWY
Pelham, AL 35124

CAHABA VALLEY
BUSINESS PARK



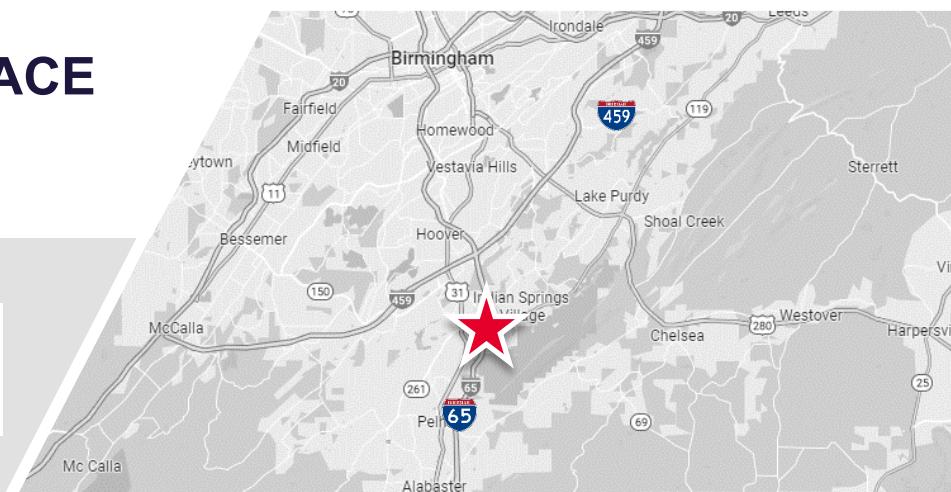
**5,000 - 6,975 SF OFFICE / WAREHOUSE SPACE
Lease Rate: \$9.00 - \$14.00 / SF (NNN)**

For more information, please contact:

JAKE BYERS
Leasing & Brokerage
+1 205 314 5555
jbyers@egsinc.com

ADAM EASON
Vice President
+1 205 314 5529
aeason@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com



PROPERTY DETAILS



PARK FEATURES

Total SF:	558,041 SF
Clear Height:	18' – 24'
Construction:	Masonry and structural steel

PROPERTY HIGHLIGHTS

- Current Availability:
 - Building 290: 6,975 SF
 - Building 301: 5,000 SF
 - Building 301-F: 5,000 SF
 - Building 700: 5,580 SF
 - Building 706: 6,150 SF
- Dock-high and drive-in loading
- Convenient location to Hwy 119, Hwy 31 & I-65

Bldg	Total SF	Finished SF	Loading	Rate PSF
1 290	6,975	650	(2) dock-high (1) drive-in	\$9.00 (NNN)
2 301	5,000	750	(1) dock-high (2) drive-in	\$10.00 (NNN)
3 301-F	5,000	2,920	(1) dock-high (1) drive-in	\$12.00 (NNN)
4 700	5,580	5,150	(1) dock-high (1) drive-in	\$14.00 (NNN)
5 706	6,150	3,075	(2) dock-high (1) drive-in	\$12.00 (NNN)

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