

SHELBY COMMERCE PARK - BUILDING IV

3400 US HWY 31, CALERA, AL 35040

GrahamCompany.com



OWNED BY
EQT EXETER

FOR LEASE | 3400 US Hwy 31, Calera, AL 35040

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Shelby Commerce Park - Building IV FOR LEASE

3400 US Hwy 31
Calera, AL 35040

BUILDING SIZE 575,016 SF

AVAILABLE SPACE 225,496 SF

OFFICE SPACE +13,500 SF

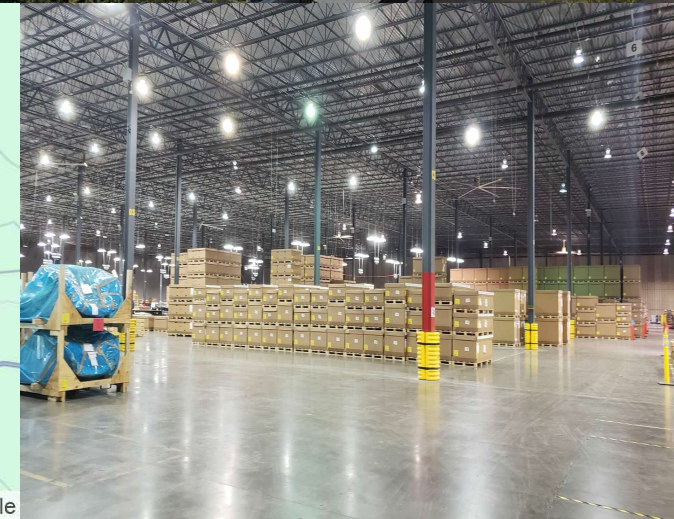
LEASE RATE: CALL FOR RATE

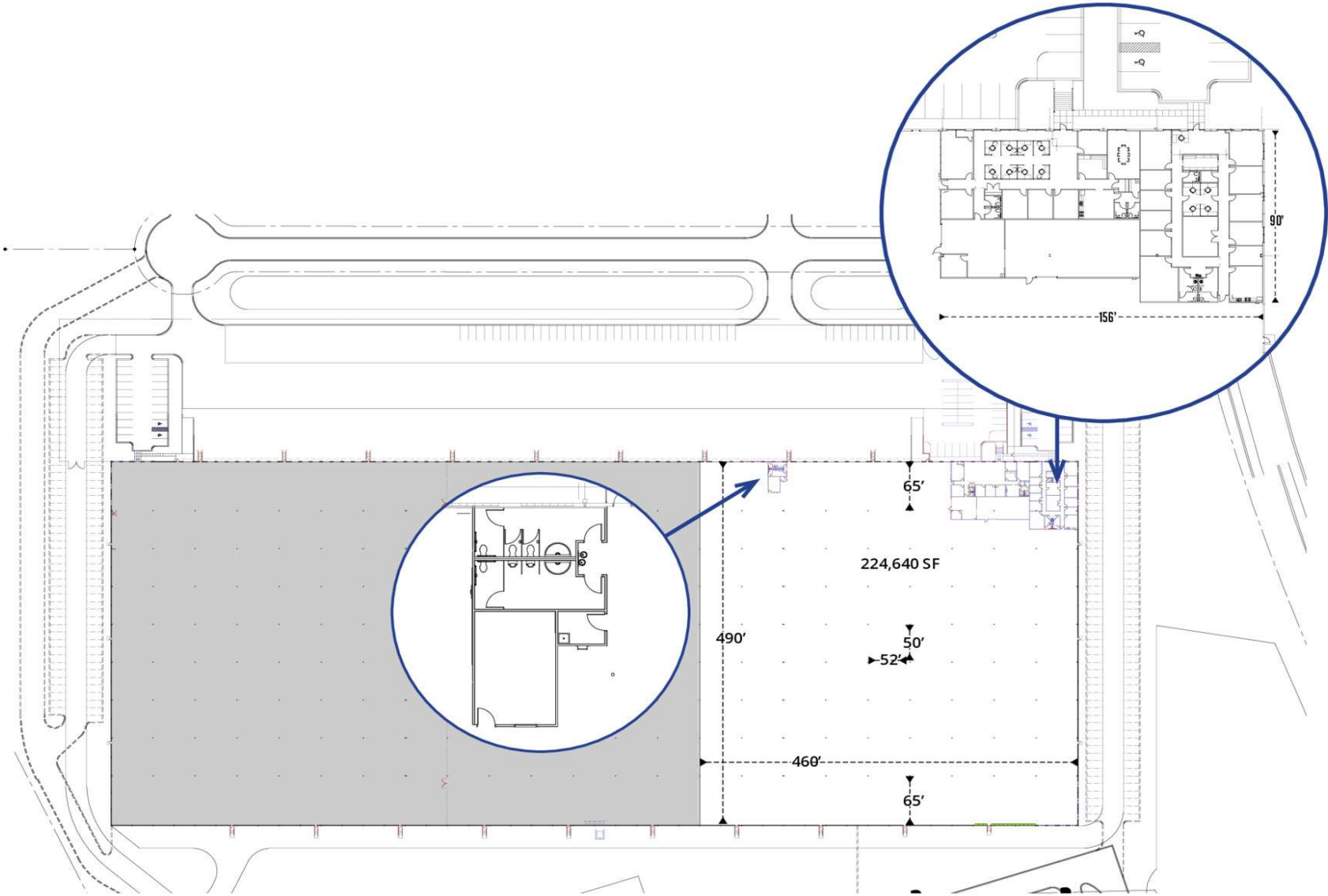
PROPERTY HIGHLIGHTS

- (4) Tornado Safety Shelters
- (17) 9'x10' Dock high doors; (1) 12'x 14' drive-in
- TPO membrane roof
- ESFR, type IV sprinkler
- Excellent access to I-65 (less than 1.5 miles)
- 180' truck court
- Extra trailer storage & parking
- 146-Acre controlled industrial park setting
- Total park size: 1,530,082 sf
- Distribution or light manufacturing
- LED lighting
- 6" floor on 4,000 psi with Dayton J17 sealer hardener
- FF30-FL25
- Located in the city of Calera, Shelby County; no occupational tax



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