



FOR LEASE
CAHABA VALLEY PKWY
Pelham, AL 35124

CAHABA VALLEY BUSINESS PARK



16,975 SF OFFICE / WAREHOUSE SPACE

Lease Rate: \$9.00 - \$12.00 / SF (NNN)

For more information, please contact:

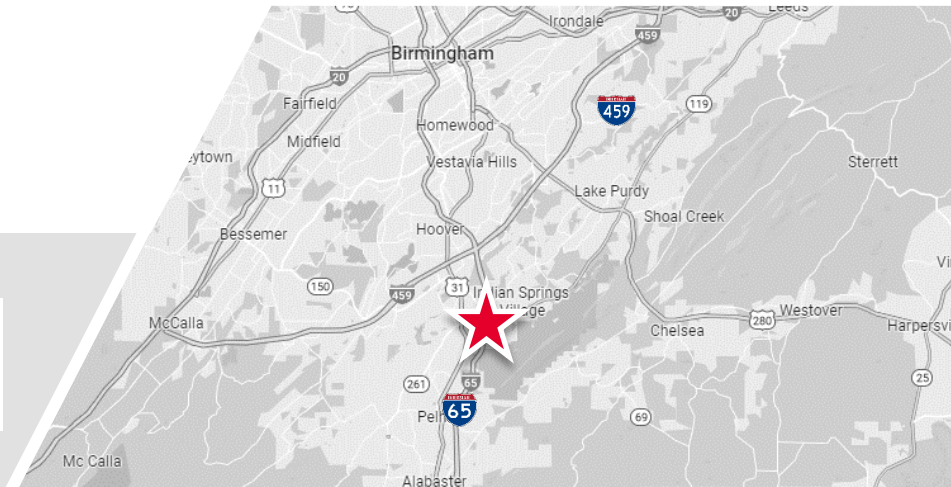
JAKE BYERS

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
- 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)