

**FOR SUBLEASE**

## **FLEX WAREHOUSE FOR LEASE**

220 Commerce Parkway  
Pelham, AL 35124

**BUILDING SIZE** 8,750 SF includes 3,700 SF office

**MASTER LEASE EXPIRATION: 11/30/2026**

**LEASE RATE: \$9.55/SF  
(NNN)**

### **PROPERTY HIGHLIGHTS**

- 2 Grade level doors
- 3-Phase, 240V 800 Amp electrical service
- LED lighting
- Skylights
- Prime Pelham location just off Hwy 31 & I-65
- Small fenced yard in rear
- Master lease expiration: November 30, 2026

