

FOR LEASE

Yellowleaf Landing - Chelsea

12585 Old Highway 280, Chelsea, AL 35043



RED ROCK



Two 2,100 SF Flex Office's
Lease Rate: \$15.50 SF/yr (NN)

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

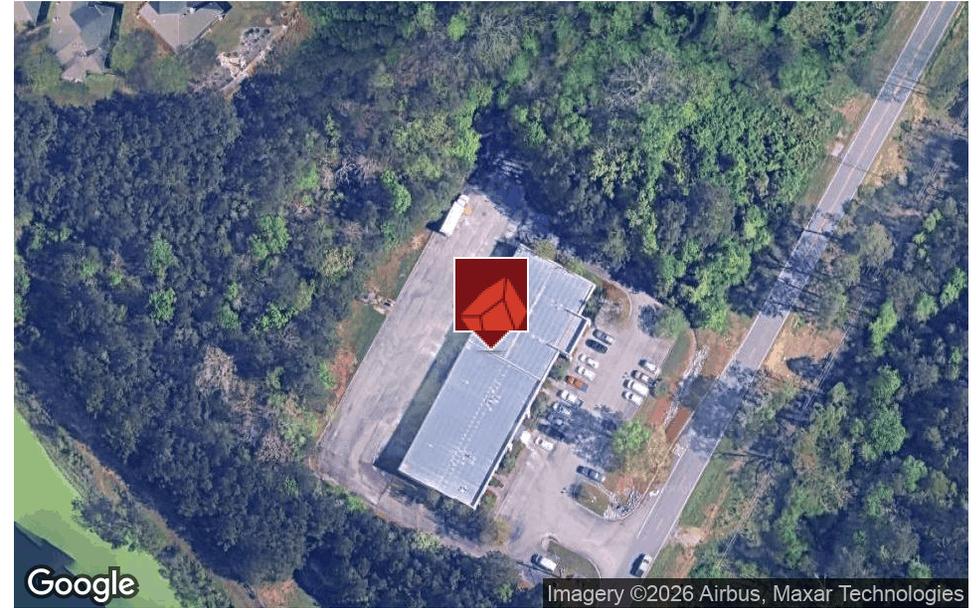
1425 Richard Arrington Jr. Blvd. S Suite 100

Birmingham, AL 35205

205.324.3383

redrockrg.com





PROPERTY OVERVIEW

Two 2,100sf Professional Office Warehouse spaces available for lease. Suites 101 and 105 will be available in March 2026. Suite 101 is an end cap with large open reception area, 2 very large executive offices, kitchen, storage closet, bathroom and large warehouse with over size roll up door. Suite 105 is inline with reception desk, conference area, 4 private offices, 2 bathrooms, open bull pen area, warehouse with over size roll up door and mezzanine storage area.

PROPERTY HIGHLIGHTS

- 2,100sf Professional Office Warehouse
- Clean, Professional, Move in ready Office.
- Large Ground Level Roll Up Doors
- Located in quiet setting with minimal covenants.
- 3 Phase Power

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NN)
Building Size:	14,700 SF
Available SF:	2,100 SF
Year Built:	2000
Zoning:	B-2
Market:	Chelsea

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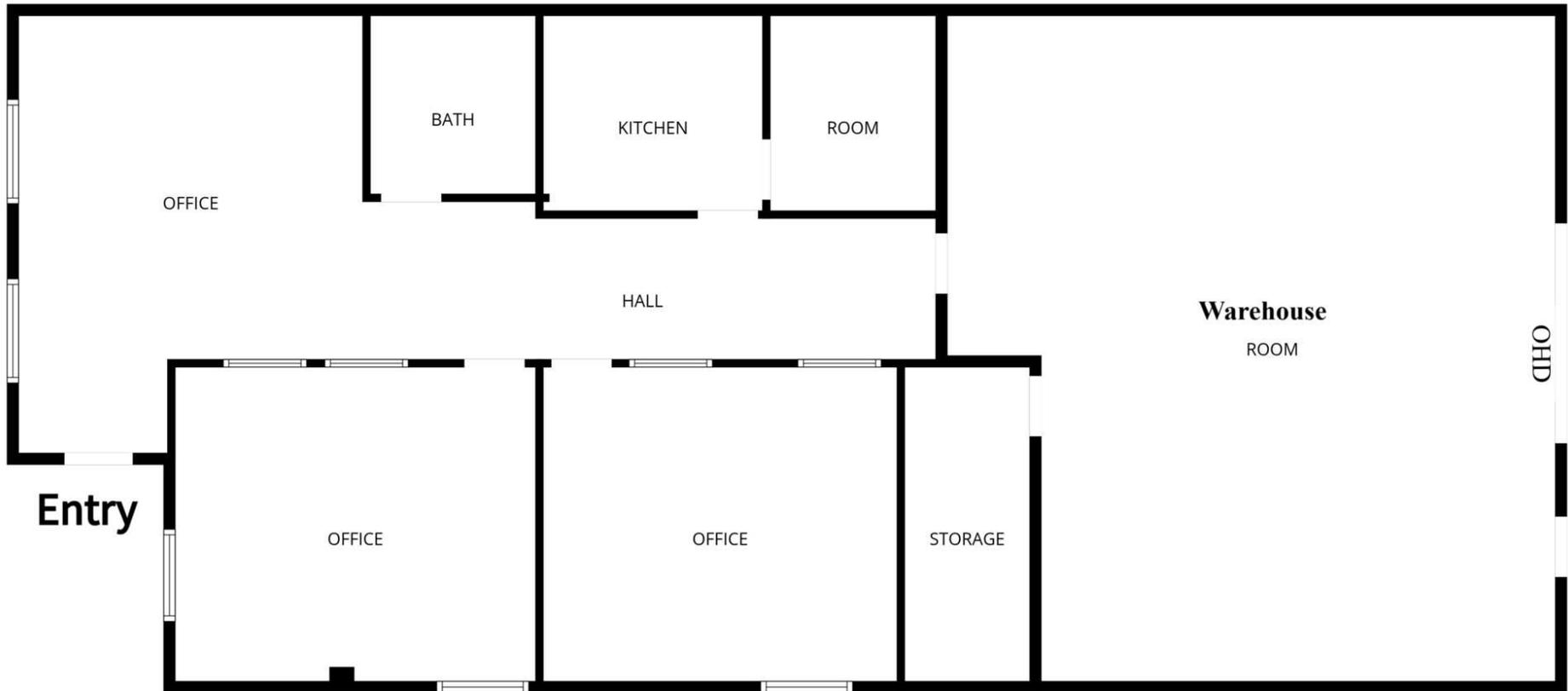


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Suite 101 - 2100sf



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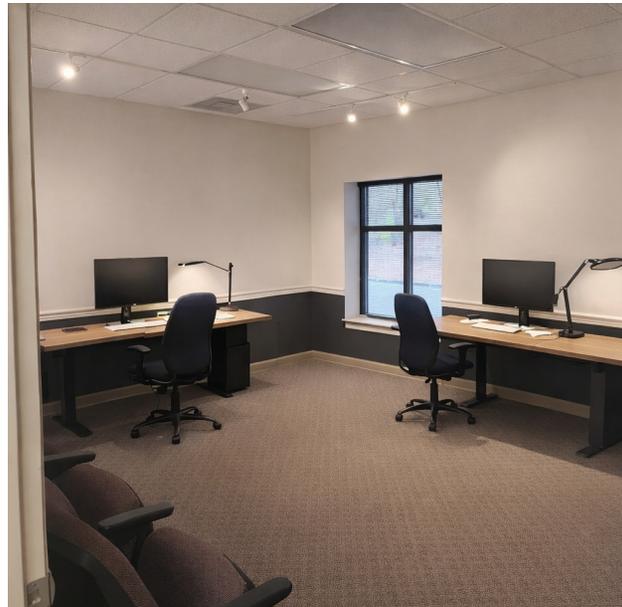
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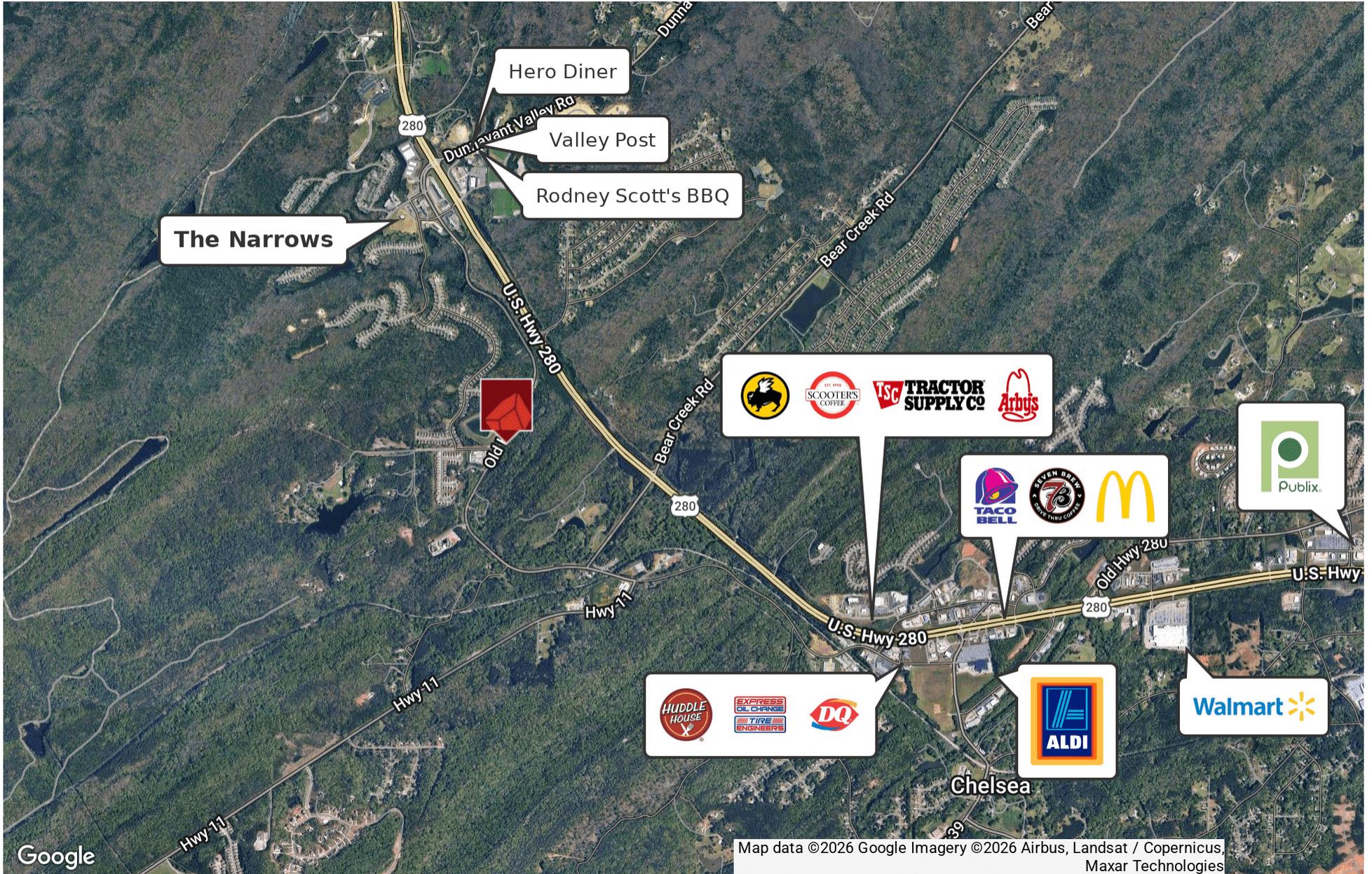
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