FOR SALE / LEASE

Office/Warehouse with **Storage Yard**

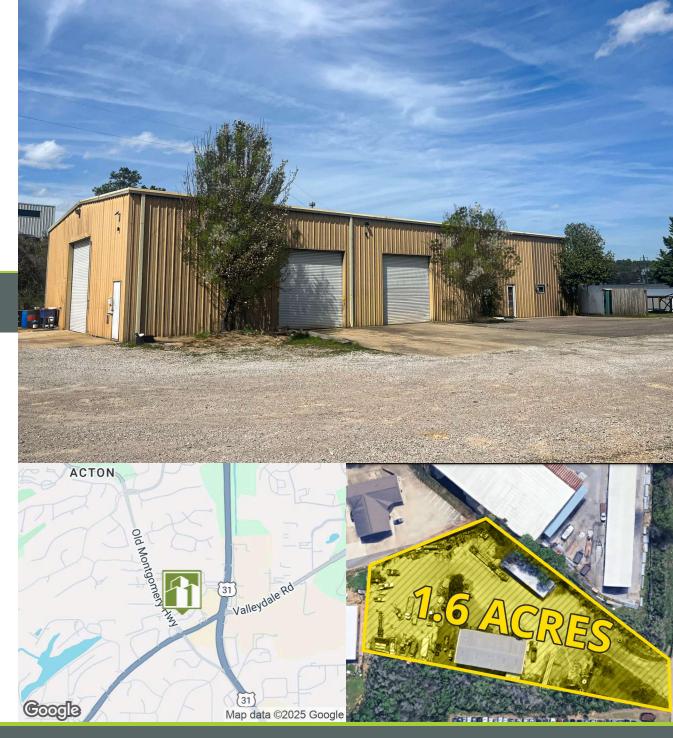
2085 Old Montgomery Highway Pelham, AL 35244

BUILDING SIZE 5,000 SF **SITE SIZE** 1.6 Acres

SALE PRICE: \$995,000 LEASE RATE: \$7,000/Month(NNN)

PROPERTY HIGHLIGHTS

- 2,000 SF Office space, recently renovated
- (3) 14' x 14' Grade level loading doors
- 16' Clear height
- Large fenced storage yard with covered shed
- Located near the intersection of Highway 31 and Valleydale Road
- · Ideal for contractor or equipment related businesses
- · Zoned: Light Industrial; City of Pelham



SONNY CULP. SIOR

2085 OLD MONTGOMERY HIGHWAY | FOR SALE / LEASE









