

**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





