



**FOR SALE OR LEASE**

**FIRST CLASS FACILITY WITH HQ POTENTIAL**  
**± 103,250 SF Rail-Served Production and Distribution Building**

**241 Commercial Park Circle, Calera, AL 35040**  
**(Birmingham, Alabama Metro Area)**

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Accelerating success.

# Property Overview

241 Commercial Park Circle | Calera, AL

**Address:** 241 Commercial Park Circle, Calera, AL 35040

**Building Size (SF):** ± 103,250 SF

**Office Size (SF):** ± 5,000

**Zoning:** M-1, Industrial District

**Site Area:** ± 5.39 Acres

**Warehouse/Production Space:** ± 96,500 SF

- Heated with air turnover system: 78,250 SF
- Full HVAC: 10,000 SF
- Cooler: 2,500 SF (35° F)
- Freezer: 2,500 + 3,250 SF (-20° F)

**Ceiling Heights:** Up to 28'

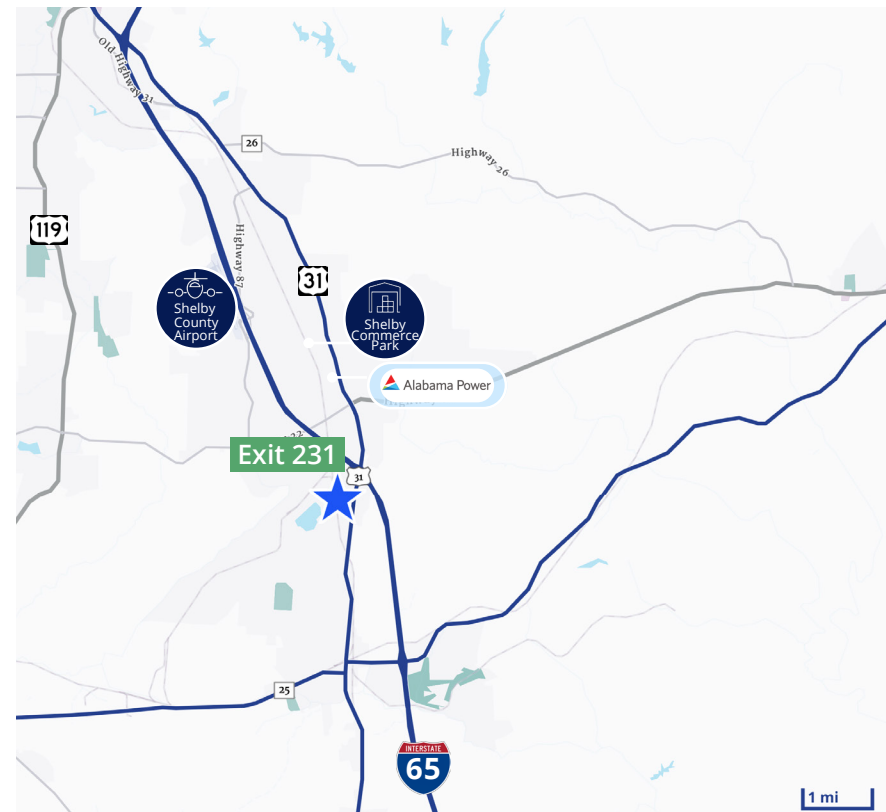
**Rail:** CSX rail spur inside the building

**Loading:**

- Eighteen (18) dock-high doors with mechanical openers, levelers, bumpers, and shelters.
- One (1) drive-in door
- One (1) 190' rail spur

**Features:**

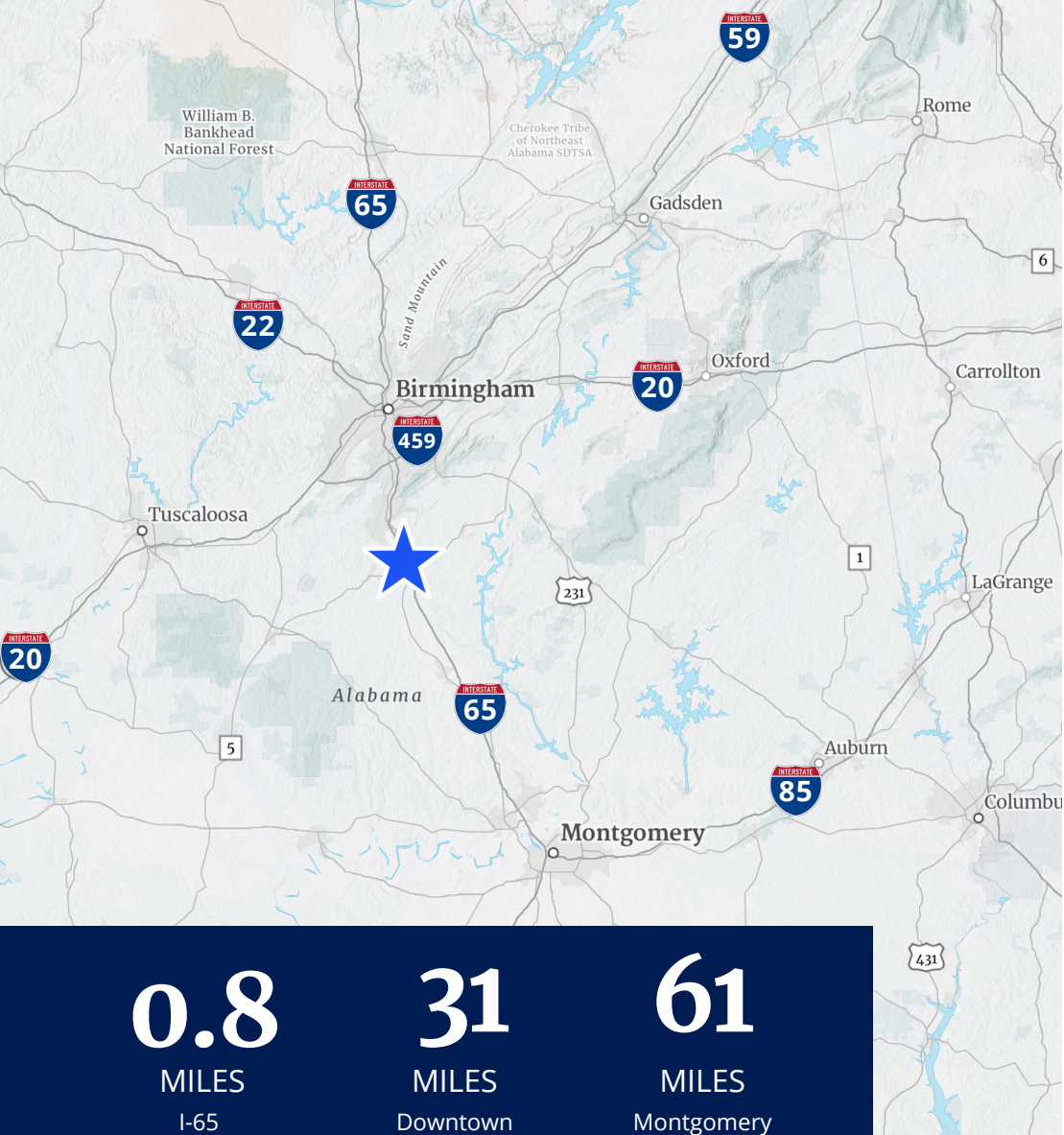
- Concrete tilt-up construction
- 3-Phase, 1,200A, 480V electrical service
- LED lighting
- 10" concrete floors
- EPDM roof
- Two (2) fully secured concrete truck courts
- Back-up generator
- Current food grade facility status
- Fully sprinklered
- Guard shack
- 100% security camera coverage
- Electronic access control system
- Full plans and specs on file
- Office space includes five private offices, large conference room, full kitchen, and warehouse break room



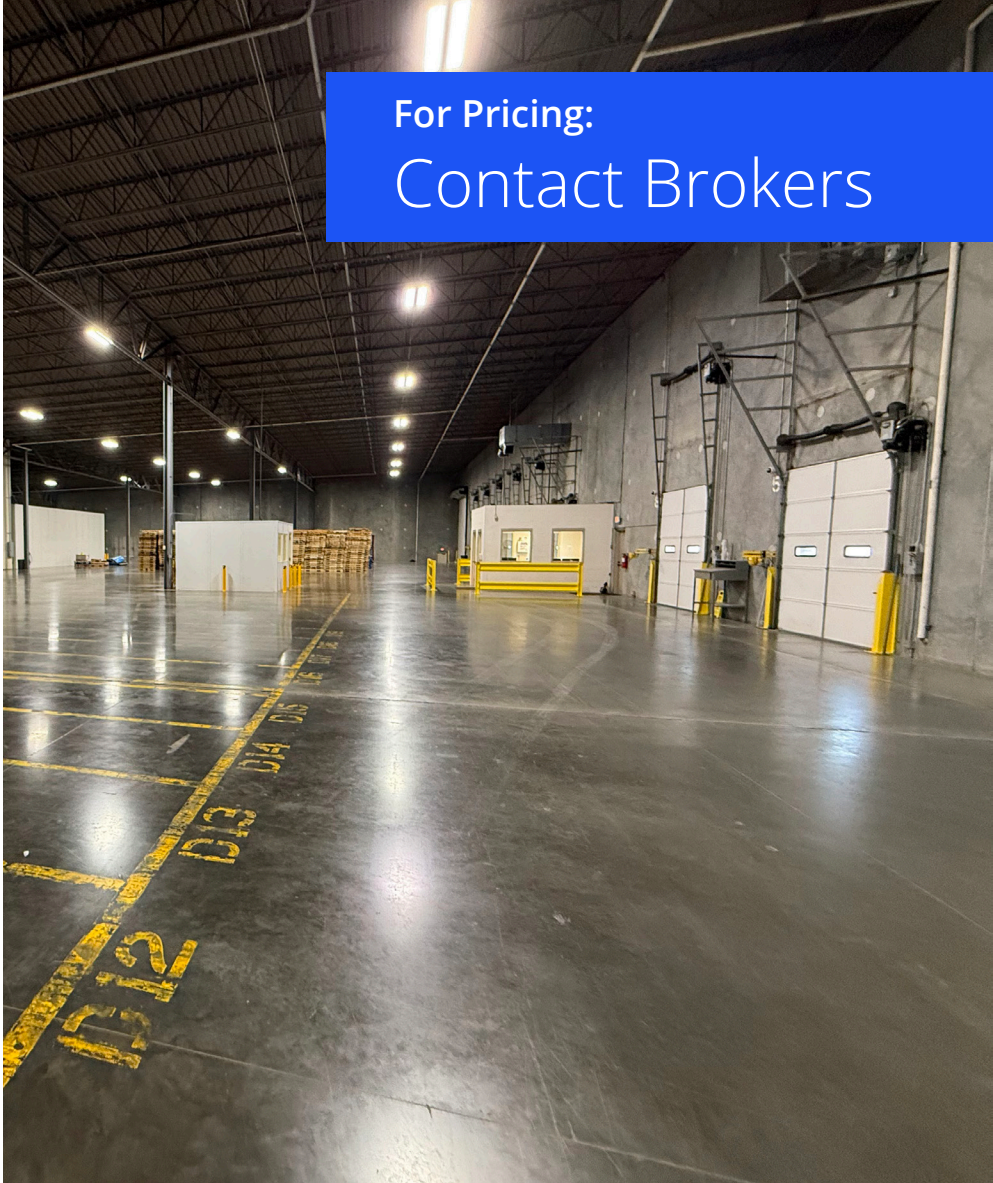
# Property Photos

241 Commercial Park Circle | Calera, AL





For Pricing:  
Contact Brokers



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