



# For Lease

For Lease:

**\$13.50**  
Modified Gross

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## Single Tenant Office/Warehouse

101 Wilson Way | Calera, AL 35040

- ±5,400 SF building (non-divisible)
- 2,400 SF office / 3,000 SF warehouse
- 2025 renovations including 100% HVAC, LED lights, painting and landscaping
- One (1) 12' x 12' grade-level drive-in door
- 12' - 14.5' ceilings
- Former use: general office and warehouse
- Vacant and ready for occupancy
- Excellent location near I-65 intersection with US-31
- Great access to a vast array of amenities

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# For Lease

## Single Tenant Office/Warehouse

Address 101 Wilson Way, Calera, AL 35040

Building Size ±5,400 SF

Available Space ±5,400 SF

Lease Rate \$13.50, Modified Gross

- Features
- 2025 renovations including 100% HVAC, LED lights, painting, and landscaping
  - 22' x 22' bullpen
  - 20' x 27' open central area
  - Two (2) private offices
  - Two (2) restrooms



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