



**For Sale**

## Single Tenant Office / Warehouse

**154 Airpark Industrial Road, Alabaster, AL 35007**

### PROPERTY HIGHLIGHTS:

- +/- 20,724 SF building
- 5.5 Acre lot
- ~11,088 warehouse & 3 BR apartment, ~1,716 SF mezzanine; ~7,920 SF office
- One (1) 6' x 10' grade-level drive-in door | One (1) loading dock with leveler
- 22' warehouse ceiling
- Three-phase power
- 33 parking spaces
- Minutes from I-65 US-31; 7 minutes from Shelby County Airport

### Contact

**Emily Byrd**

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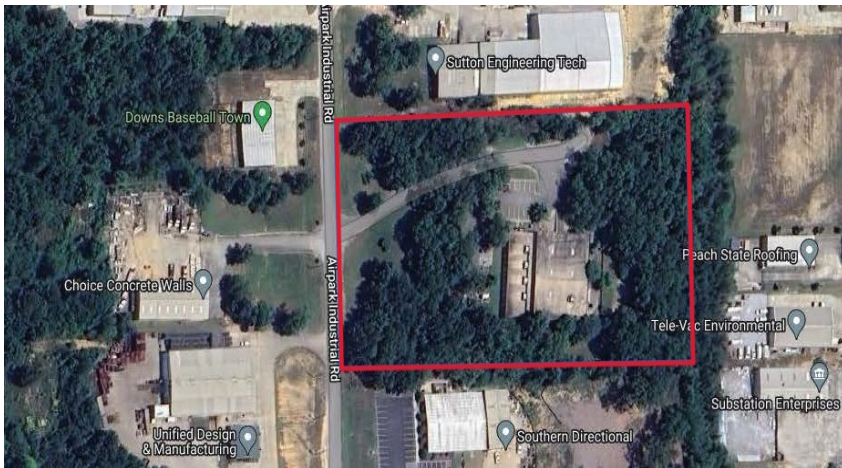
# For Sale

## Single Tenant Office / Warehouse

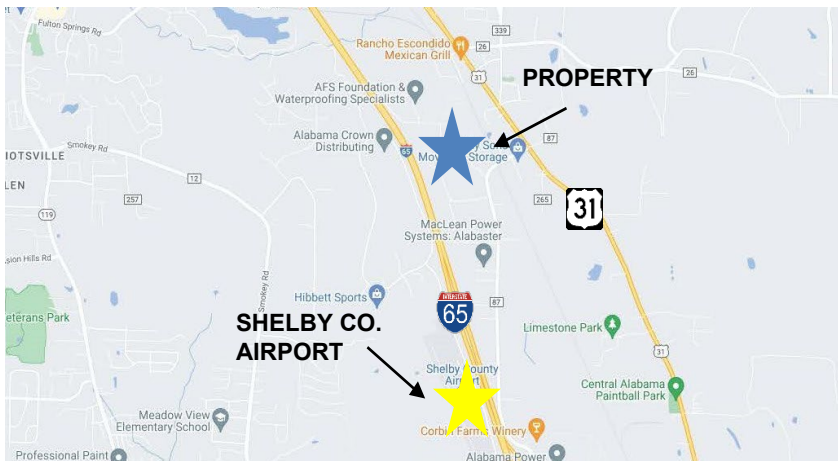
Address	154 Airpark Industrial Rd, Alabaster, AL 35007
Building Size	+/- 20,724
Sale Price	\$2,100,000
Year Built	1994
Construction	Tilt-up Concrete

- Interior Features
- Office includes: (6) Private offices, men's and women's restrooms with (2) showers, break area, training room, central open area with (18) large cubicles
  - Apartment includes: Private entrance, (3) Bed | 2 bath w/ full kitchen, washer/dryer hookup, (2) Car garage, and (1) RV garage
  - Warehouse includes: (1) 6'x10' grade-level drive-in door, (1) loading dock with leveler, three-phase power

### AERIAL:



### LOCATION:



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Corporate Realty