

INDUSTRIAL FACILITY FOR LEASE OR SALE

50,000 SF to 109,000 SF Available
350 11th Street SW ♦ Arab, AL 35016



PROPERTY INFORMATION

Building A

- 59,000 total sf
- 44,381 warehouse sf
- 14,619 office sf
- 10' - 12' ceiling height
- 3 docks / 1 drive-in door
- 100% heated and cooled
- Sprinklered
- 480 volt 3-phase power
- 8" floor
- Built in 1980
- Security system

Building B

- 50,000 Total SF (warehouse)
- 16' - 25' ceiling height
- 2 docks with levelers
- 100% heated and cooled
- Sprinklered
- 480 volt 3-phase power
- 8" floor
- Built in 1995
- Security system

Lease/Purchase Options

Option 1 - Building B available for lease only

Lease Rate ► \$3.25 full service

Option 2 - Building B available for sale along with 8 additional acres

Sales Price ► \$1,100,000.00

Option 3 - Building A and B available for sale with 19 total acres

Sales Price ► \$2,500,000.00

(Refer to 2nd page for acreage location.)



Graham & Co

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