

SALE / LEASE

# Industrial Building for Lease

*1455 McCain Parkway, Pelham, AL 35124*



Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.

## Property Info:

- Located conveniently on McCain Parkway just off I-65.
- 1 hour drive to Montgomery and 20 minutes south of Birmingham
- M-1 Zoning Light Industrial
- 22,400 total square feet
- 4 separate secure bays
- 2 dock high loading doors
- 3 grade level doors
- 3 private offices plus reception space
- Break Room
- LED lighting in warehouse
- Fully insulated warehouse.
- Heated warehouse space (gas)
- 3 Phase power
- Previously occupied by an auto collision repair company. Paint booth approved
- Property is in excellent condition and very well kept
- 2 minute drive to I-65
- Acreage behind building for lease
- 20' clear height in the center
- City of Pelham, Shelby County

**Lease Rate: 9.50psf NNN**

**Michael Johnson**  
(205) 939-8233  
mjohnson@engelrealty.com





Additional Yard for Lease



TRANSPORTATION  
SOUTH

EXIT 242



