

FOR LEASE

Professional Office Warehouse - Yellowleaf Landing - Chelsea
12585 Old Highway 280, Chelsea, AL 35043



RED ROCK



2,100 SF Premium Flex Office Warehouse

Lease Rate: \$15.50 SF/yr (MG)

TRISH RUSHING, CCIM

VP Commercial Brokerage

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PROPERTY OVERVIEW

Beautiful Professional Office Warehouse spaces available for lease in Yellowleaf Landing off Old Hwy 280. Suite 101 is an end cap with 2100sf of space consisting of large open reception area, 2 very large executive offices, kitchen, storage closet, bathroom and functional warehouse/storage area with large ground level roll up door. Fully climate controlled and immediately available! Suite 107 is 2100sf of premium Office/Showroom and Warehouse space with remote controlled large ground level over head door, Coming available Nov 1, 2026.

PROPERTY HIGHLIGHTS

- 2,100sf Beautiful Professional Office Warehouse
- Clean, Professional, Move in ready Office.
- Large Ground Level Roll Up Doors
- NO CAM/Passthrough Charges
- Located in quiet setting with minimal covenants.
- 3 Phase Power

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (Gross)
Building Size:	14,700 SF
Available SF:	2,100 SF
Number of Units:	7
Year Built:	2000
Zoning:	B-2
Market:	Chelsea

[VIRTUAL TOUR](#)

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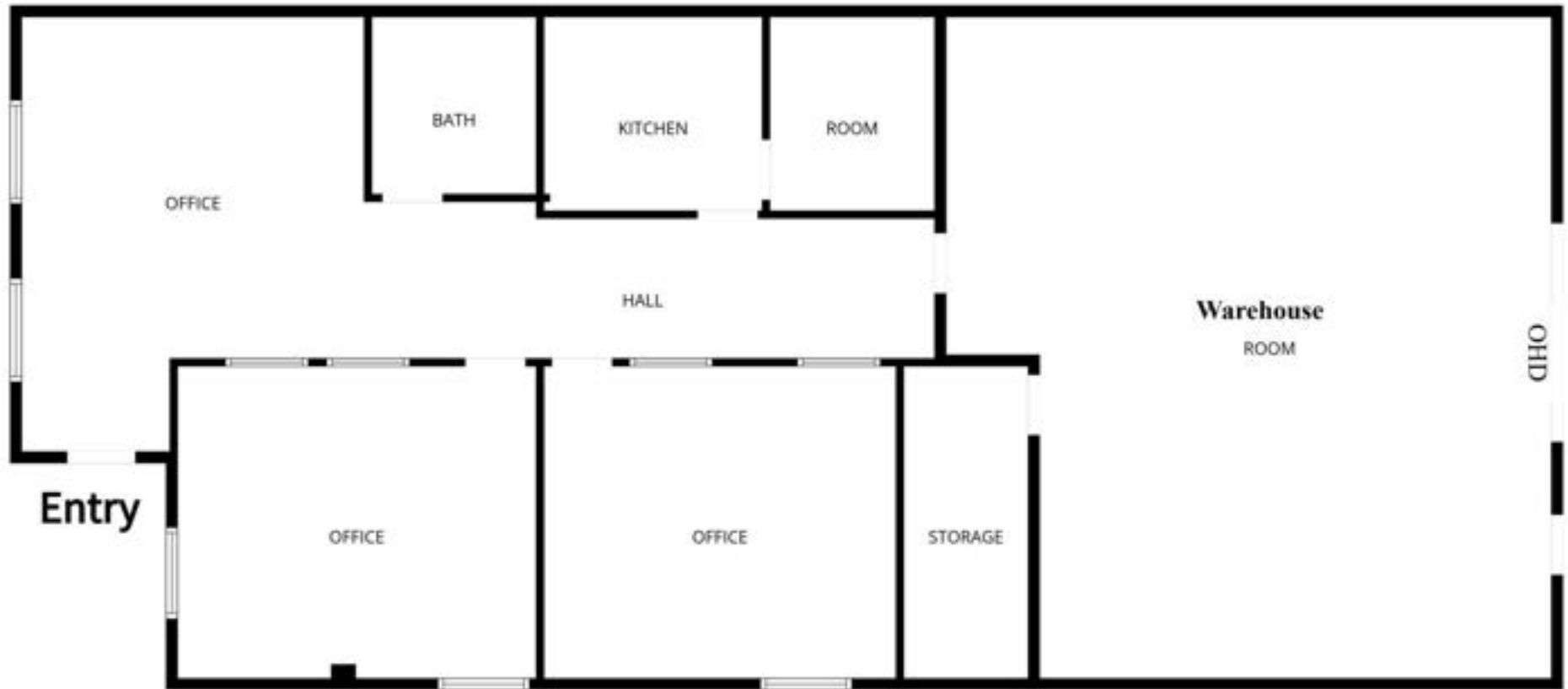
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Suite 101 - 2100sf



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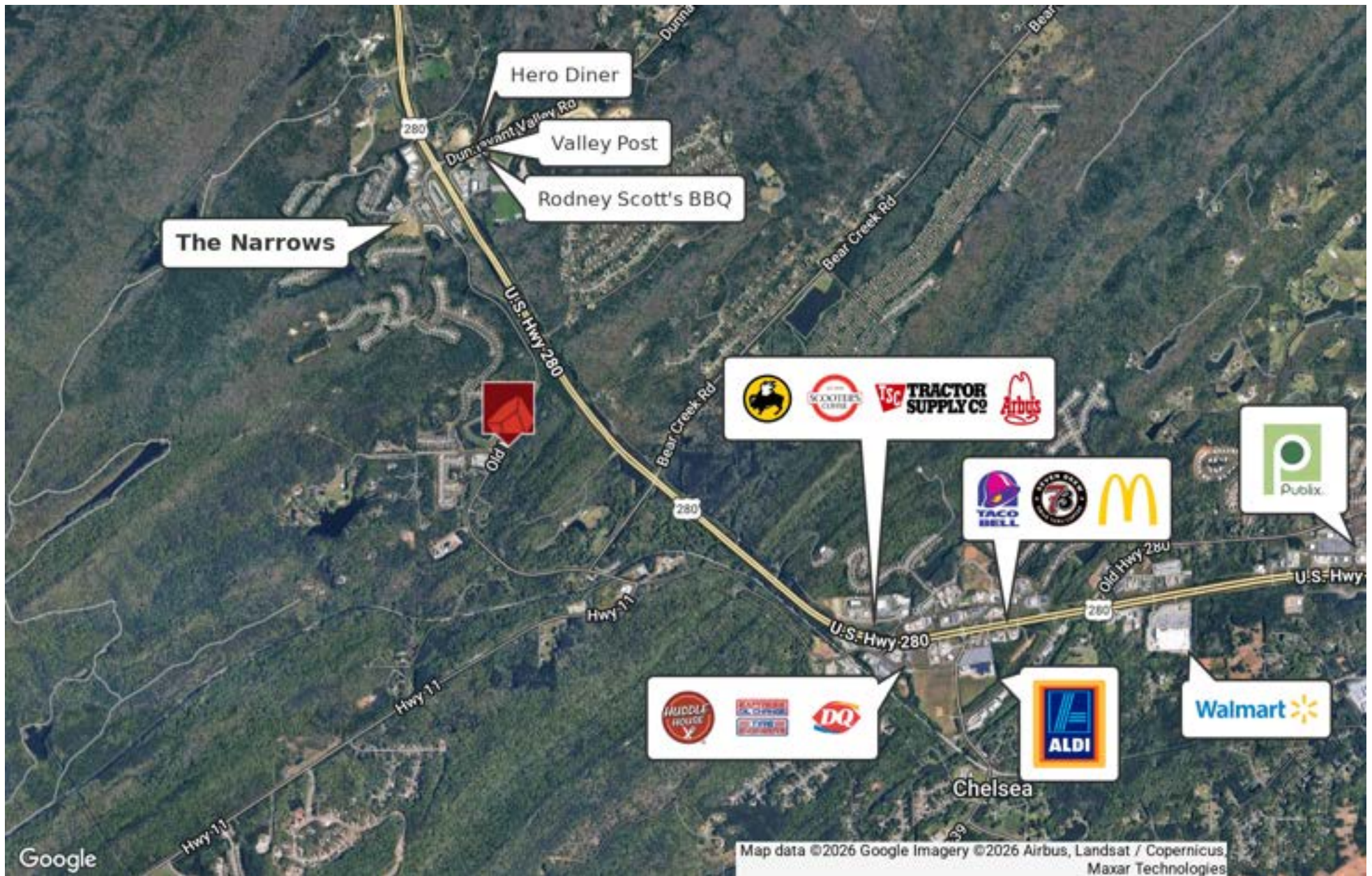
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