

AVAILABLE FOR IMMEDIATE OCCUPANCY

Colliers



TRIPP ALEXANDER, CCIM, SIOR

+1 205 552 4343

tripp.alexander@colliers.com

JOE AZAR, CCIM

+1 205 949 2692

joe.azar@colliers.com

3536 Highway 31 // Calera, AL 35040

OWNED BY:

Tempus
REALTY PARTNERS

SHELBY COMMERCE PARK BUILDING C

52,000 - 195,000 SF

FOR LEASE

Available for Immediate Occupancy

PROPERTY HIGHLIGHTS

Location	Shelby Commerce Park, Building C 3536 Highway 31, Calera, AL 35040
Space Available	±195,000 SF (divisible)
Land	±16.15 Acres
Office Space	±2,354 SF
Auto Parking	180' truck court
Construction	Concrete tilt-up
Dock Doors	60 dock-high doors (some dock equipment in place)
Drive-In Doors	2 drive-in doors (one grade-level)
Bays	13,000 SF (52'x250')
Sprinklers	ESFR type IV fire sprinklers
Clear Height	32' clear ceiling height
Highlights	• Extra trailer storage and parking • 146-Acre controlled industrial park setting • Distribution or light manufacturing • 6" floor on 4,000 psi with Dayton J17 sealer hardener • 2022 roof replacement - 60 mil • 2024 improvements in progress





32' Clear
Height



60 Dock
Doors



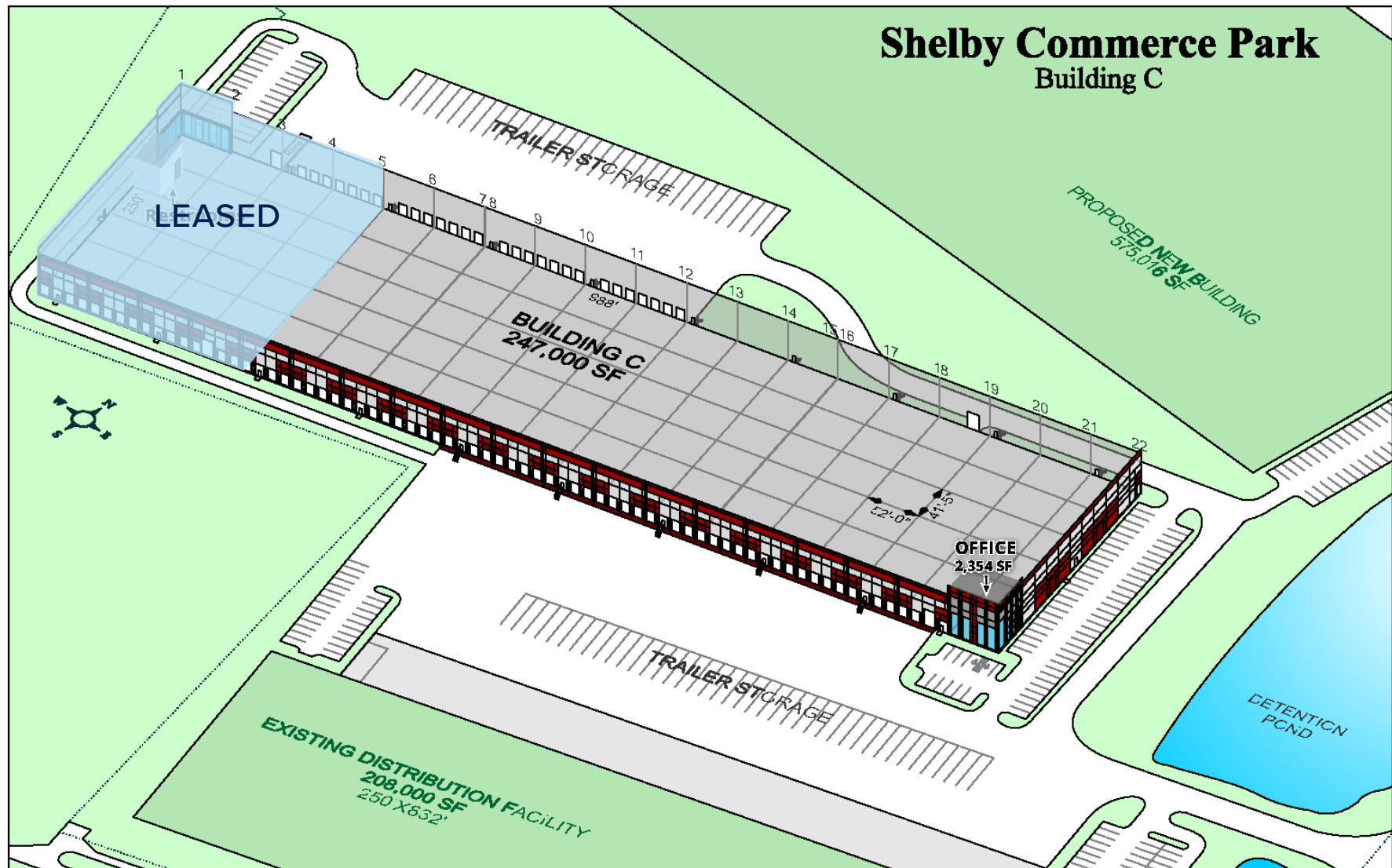
Less than 5 minutes to
Interstate Access



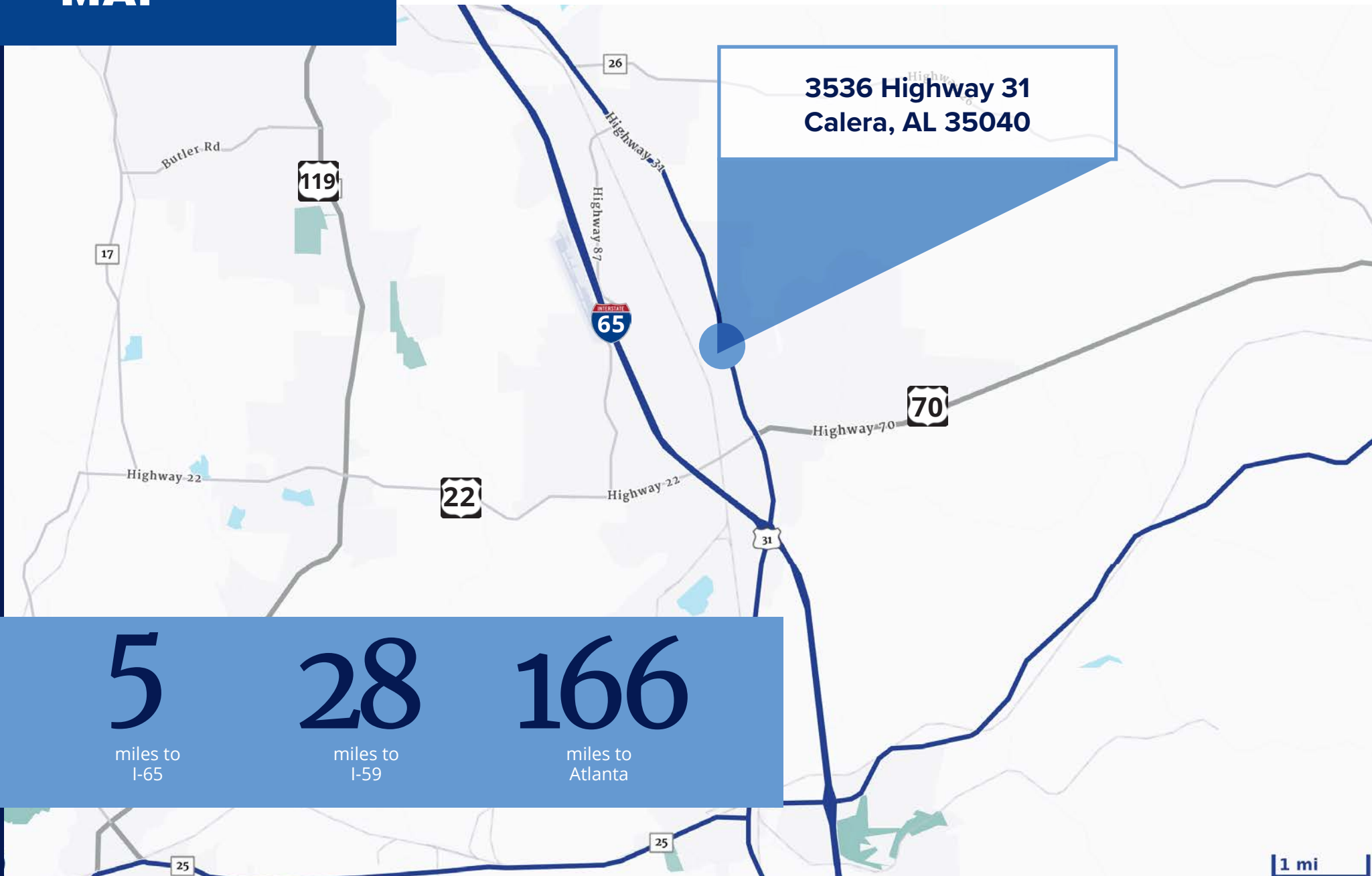
35 minutes to
Birmingham's International
Airport



SITE PLAN



LOCATION MAP



AERIAL





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880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955 main
colliers.com