



FOR LEASE
416 Business Center Drive
Pelham, AL 35244



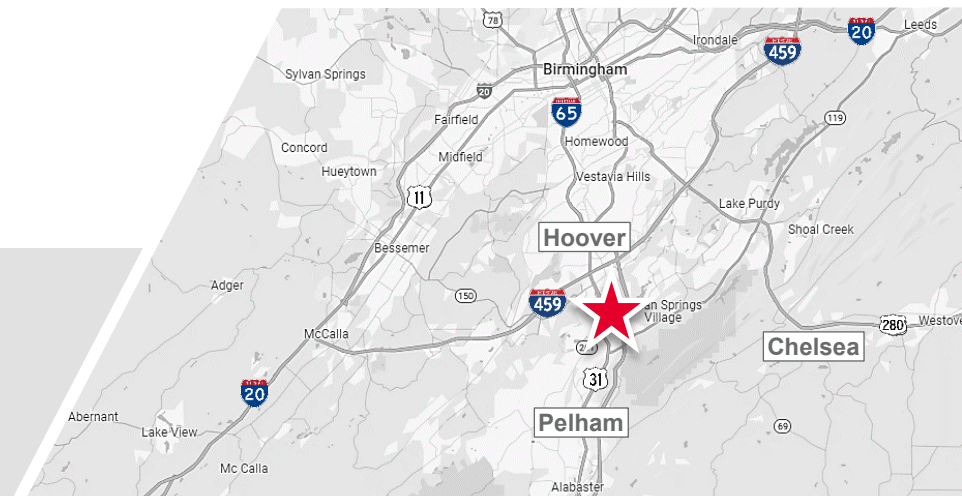
VALLEYDALE BUSINESS CENTER

- ±2,475 SF Warehouse / Office Space
- Lease Rate: **\$10.00 PSF (NNN)**

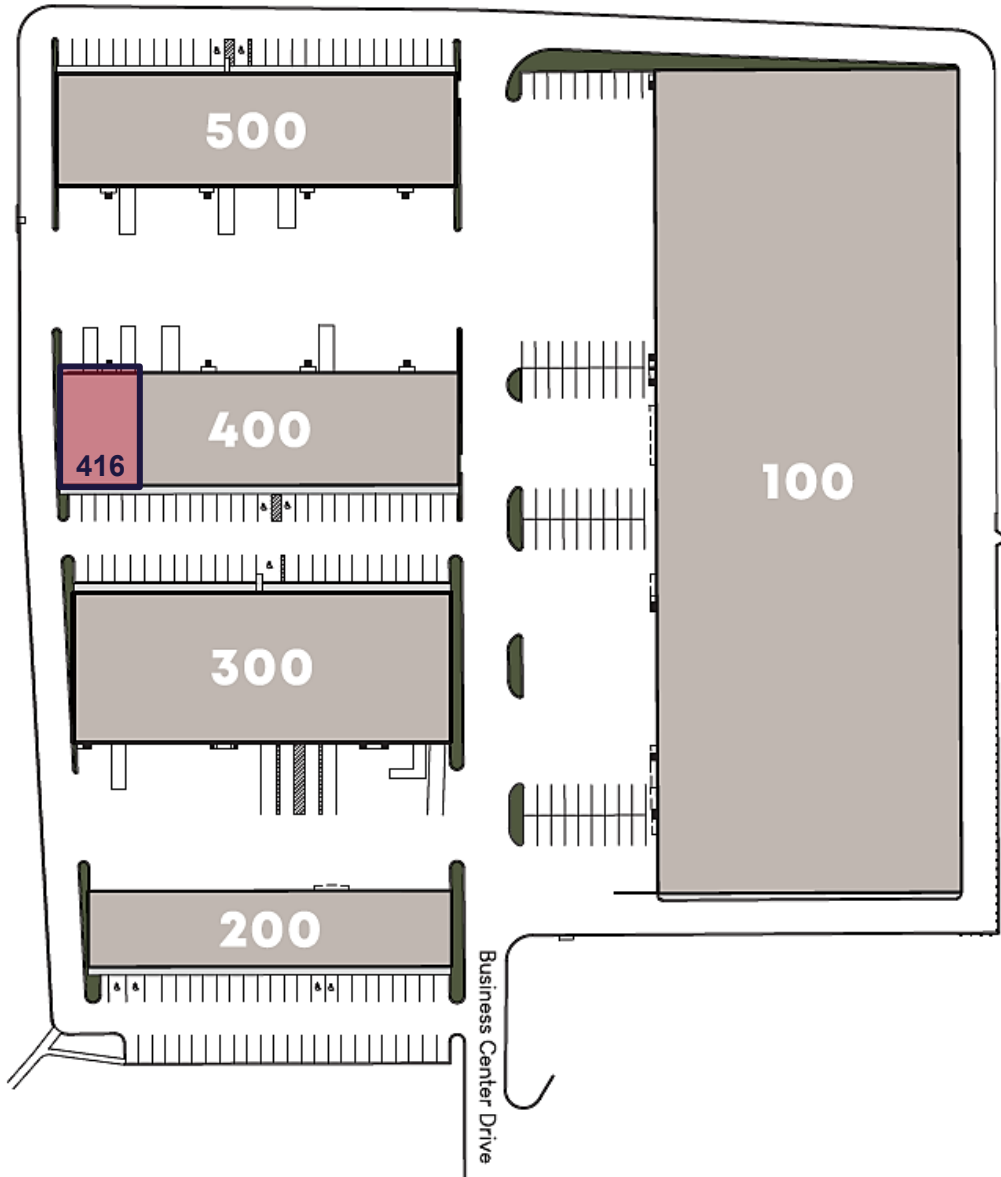
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PROPERTY DETAILS



PROPERTY DESCRIPTION

- 2,475 SF total
- ±1,825 SF warehouse space; ±650 SF office space
- Available April 1, 2026
- 16' clear in the warehouse
- One (1) drive-in; One (1) dock-high

Building	Total SF	Office SF	Loading	Rate PSF (NNN)
416	2,475	650	(1) drive-in (1) dock-high	\$10.00



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