



# FOR LEASE

1510 & 1520 SIMMSVILLE ROAD  
ALABASTER, AL 35007



**1,375 - 10,000 SF Warehouse / Office Space**

**Lease Rate: \$9.00 - \$10.00 PSF (NNN)**

For more information, please contact:

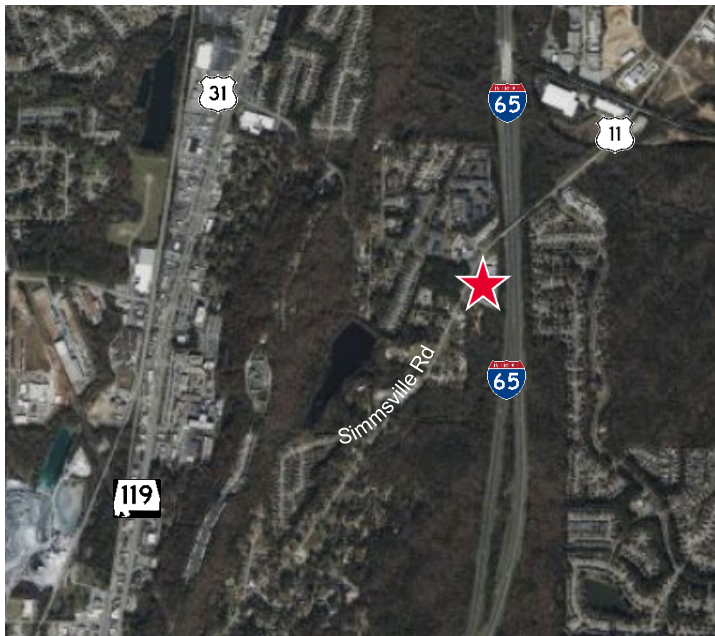
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# PROPERTY HIGHLIGHTS

- Total Available SF: **50,859 SF**
- Clear Height: **20'**
- Construction: **Steel**
- Each suite contains at least one (1) 14' oversized drive-in door
- Convenient location to Hwy 119, Hwy 31, & I-65



# SPACE AVAILABLE



**Aerial View**

	Suite	Total SF	Office SF	Loading	Rate PSF
1	A	2,750 SF	1,375 SF	(1) drive-in	\$10.00 PSF (NNN)
2	B	1,375 SF	250 SF	(1) drive-in	\$9.50 PSF (NNN)
3	C	10,000 SF	Customizable	(1) drive-in	\$9.00 PSF (NNN)
4	D	6,000 SF	1,500 SF	(1) dock-high (2) drive-in	\$10.00 PSF (NNN)

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