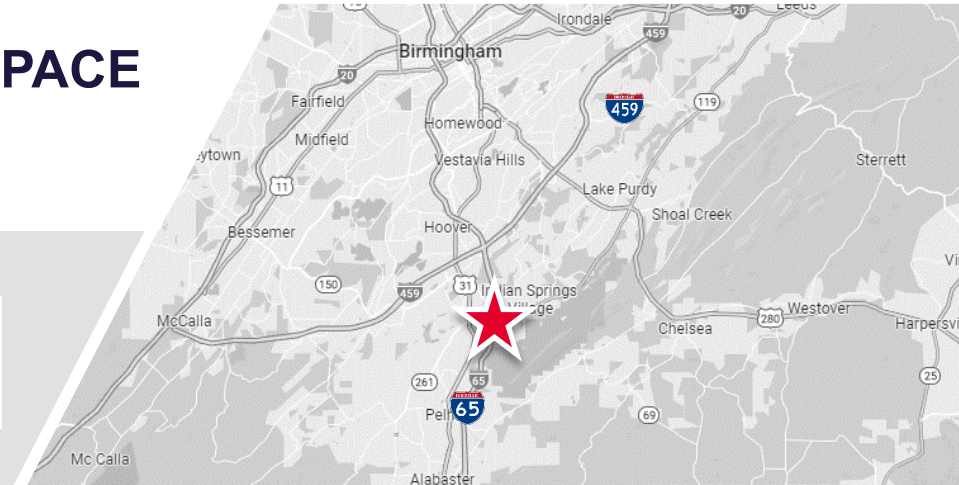
CUSHMAN & WAKEFIELD | EGS

FOR LEASE
CAHABA VALLEY PKWY
Pelham, AL 35124

CAHABA VALLEY BUSINESS PARK

5,000 – 11,730 SF OFFICE / WAREHOUSE SPACE

Lease Rate: $10.00 - $14.00 / SF (NNN)



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PROPERTY DETAILS

PARK FEATURES

Total SF:	558,041 SF
Clear Height:	18’ – 24’
Construction:	Masonry and structural steel

PROPERTY HIGHLIGHTS

- Current Availability:
  - Building 283: 5,000 SF
  - Building 301-F: 5,000 SF
  - Building 700: 5,580 SF
  - Building 706: 6,150 SF
- Dock-high and drive-in loading
- Convenient location to Hwy 119, Hwy 31 & I-65

	Bldg	Total SF	Finished SF	Loading	Rate PSF
1	283	5,000	750 (Shell)	(1) dock-high (2) drive-in	$10.00 (NNN)
2	301-F	5,000	2,920	(1) dock-high (1) drive-in	$12.00 (NNN)
3	700	11,730	8,225	(3) dock-high (2) drive-in	$12.00-$14.00 (NNN)

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