



87 Metrock Cir, Helena, AL 35080

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Terry Rasco

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\$289,000

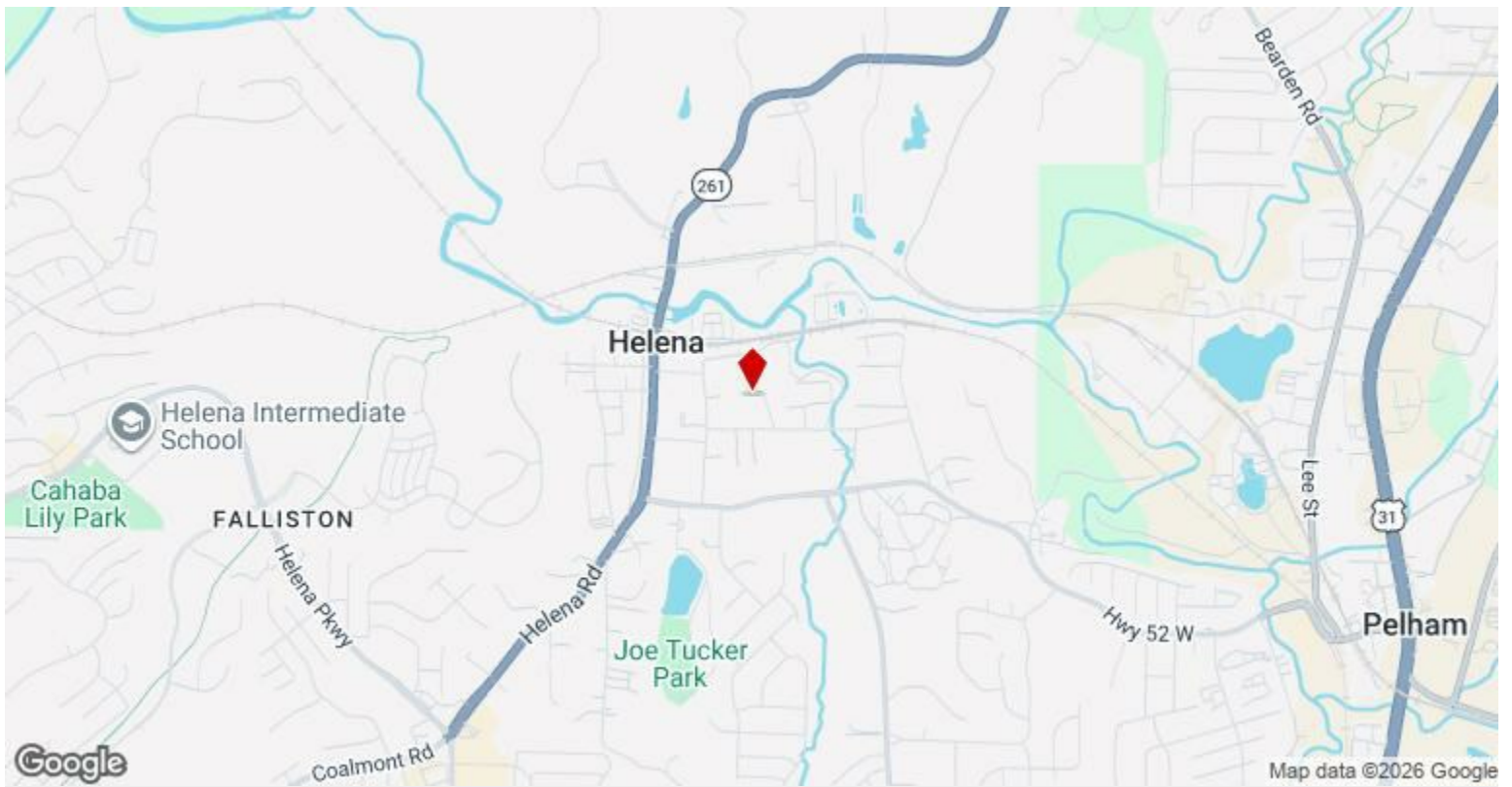
.91 + or - Acre Industrial lot. Suitable for warehouse or other industrial and commercial buildings. Easy access just off Hwy 52 in Helena, Alabama 35080....

This ±0.91-acre industrial lot offers a ready-to-develop opportunity in Helena, Alabama, just off Highway 52 and approximately three miles from Interstate 65. The site...

- Engineered and architectural drawings completed and approved by the city.
- Zoned M-1, allowing for diverse industrial and commercial uses.
- ±0.91-acre industrial lot with city-approved plans for a 7,000-square-foot building.
- Located just off Highway 52 and approximately three miles from Interstate 65.
- Convenient access to Birmingham-Shuttlesworth International Airport, approximately 25 miles away.
- Strong regional connectivity for logistics and distribution operations.



Price:	\$289,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Warehouse
Sale Type:	Investment or Owner User
Total Lot Size:	0.91 AC
No. Lots:	1
Zoning Description:	M-1
APN / Parcel ID:	13 5 15 3 001 001.003



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