

## INDUSTRIAL FOR LEASE

# CAHABA VALLEY BUSINESS PARK

I-65 at Cahaba Valley Road (Alabama 119)  
Pelham, Alabama 35124

## BIRMINGHAM'S PREMIER OFFICE/WAREHOUSE DEVELOPMENT



### BUILDING FEATURES

- Convenient location to Hwy 119, Hwy 31 & I-65
- Office/warehouse spaces ranging from 2,250 – 20,000 sf
- Dock-high & Drive-in loading
- 16' – 24' clear height
- Conditioned warehouse available



### FOR MORE INFORMATION, PLEASE CONTACT:

#### Brad Moffatt

Vice President - Industrial  
(205) 314-5509  
bmoffatt@egsinc.com

#### Stuart Brock

Leasing & Brokerage  
(205) 314-5561  
sbrock@egsinc.com,

### EGS COMMERCIAL REAL ESTATE, INC.

505 20th Street North, Suite 700  
Birmingham, AL 35203  
(205) 939-4440  
[www.egsinc.com](http://www.egsinc.com)

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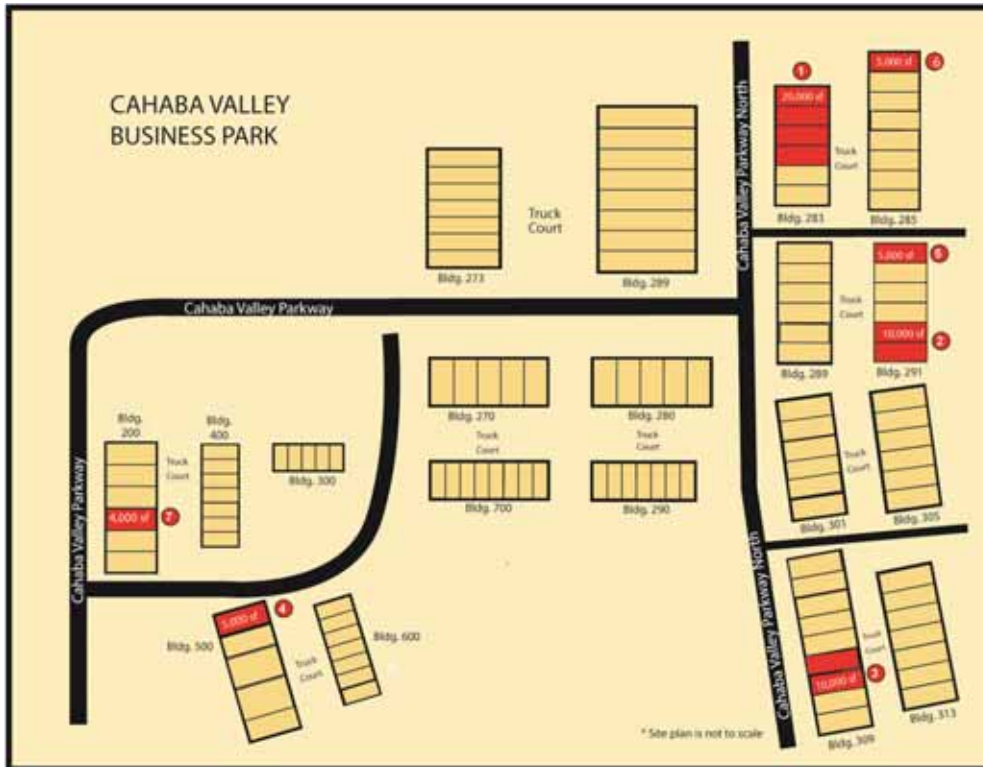


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#	BUILDING	TOTAL SF	FINISHED SF	LOADING	RATE PSF
1	283	20,000	3,850	(3) Dock-high (1) Drive-in	\$7.00
2	291	10,000	1,000	(4) Dock-high	\$6.00
3	309	10,000	1,450	(3) Dock-high (1) Drive-in	\$6.50
4	500	5,000	4,600	(1) Dock-high	\$8.00
5	291	5,000	3,000	(2) Dock-high	\$7.25
6	285	5,000	0	(1) Dock-high (1) Drive-in	\$3.75
7	200	4,000	0	(1) Dock-high	\$3.75

Above rates are quoted on an industrial gross basis. Square footages provided are approximate.

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