



INDUSTRIAL FOR LEASE

PERIMETER INDUSTRIAL PARK

4961 Perimeter Way
Bessemer (Birmingham), Alabama 35023

BIRMINGHAM'S BEST VALUE FOR CLASS "A" DISTRIBUTION SPACE



AVAILABLE SPACE	50,000 – 200,000 sf
CEILING HEIGHT	24' clear height
LOADING	Dock-high & grade-level
CONSTRUCTION	Concrete tilt-wall
COLUMN SPACING	30' x 50' (typical)
TRUCK COURT	150' concrete truck court
LEASE RATE	\$2.95* psf NNN

COMMENTS

- Existing office areas or build-to-suit office
- Low operating expenses (\$0.35 psf)
- 1 FREE month of rent per year of lease term
- Short-term leases also available
- Less than 0.25 miles from Exit 1 on I-459
- Close proximity to Norfolk Southern intermodal facility (opening 2012)

*Minimum 50,000 sf, 3-Year Lease Term, free rent offered outside the term

FOR MORE INFORMATION, PLEASE CONTACT:

Brad Moffatt

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Stuart Brock

Leasing & Brokerage
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EGS COMMERCIAL REAL ESTATE, INC.

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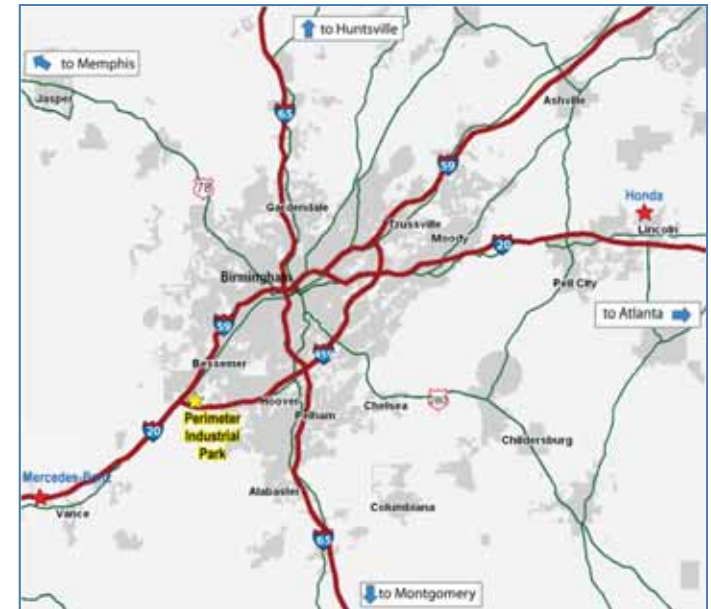
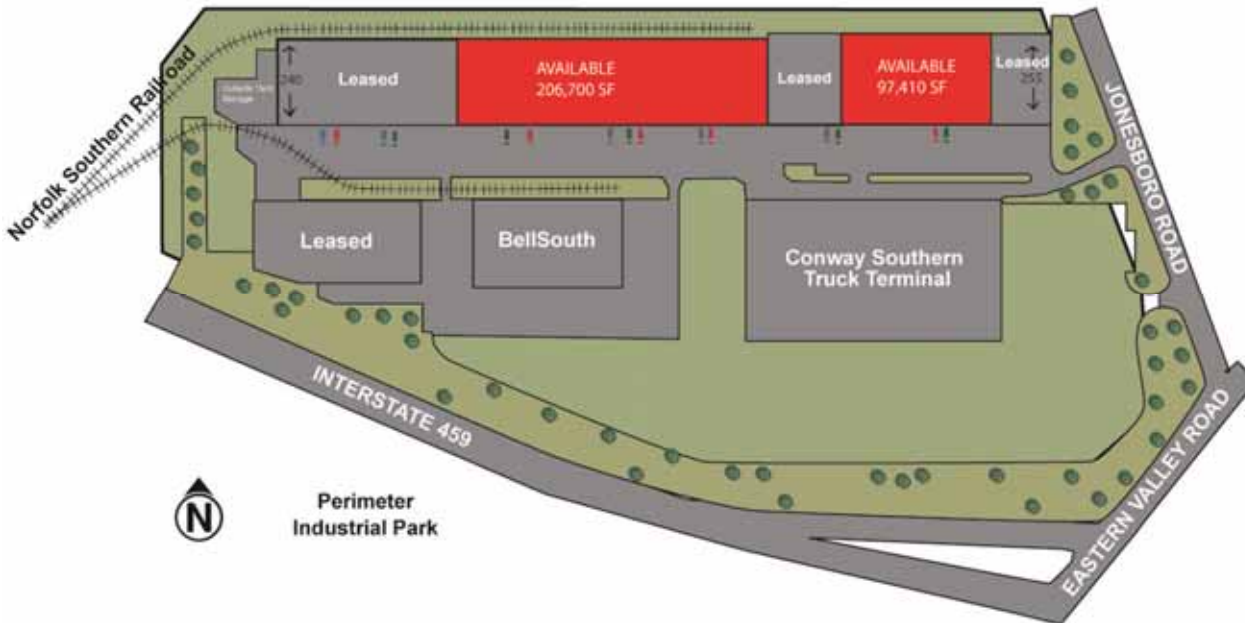


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