

# Perimeter Industrial Park

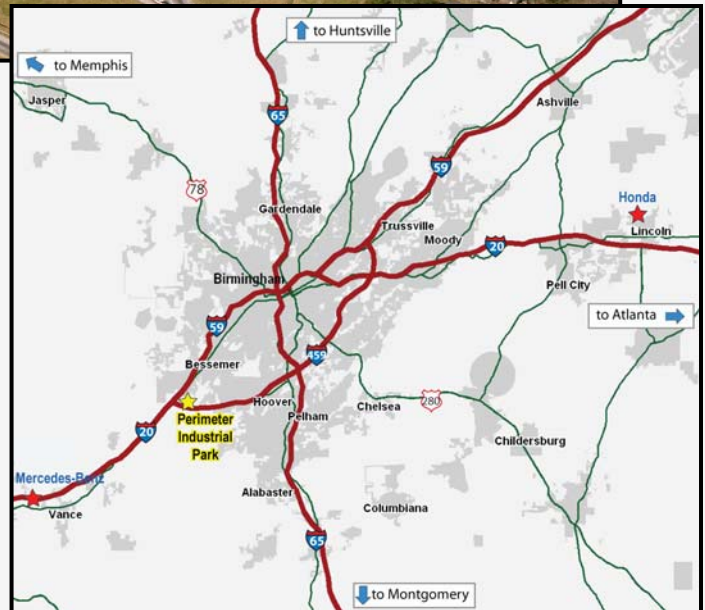
For Lease INDUSTRIAL

4961 Perimeter Way  
Bessemer (Birmingham), Alabama 35023

## Birmingham's Best Value for Class "A" Distribution Space



<b>AVAILABLE SPACE:</b>	50,000 to 249,900 sq. ft.
<b>CEILING HEIGHT:</b>	24' clear height
<b>CONSTRUCTION:</b>	Concrete tilt-wall
<b>COLUMN SPACING:</b>	30' x 50' (typical)
<b>LOADING:</b>	Dock-high & grade-level
<b>TRUCK COURT:</b>	150' concrete truck court
<b>RAIL AVAILABILITY:</b>	Norfolk Southern



**NEW LEASE RATE: \$2.95\* psf NNN**

- **Low operating expenses (\$0.35 psf)**
- **1 FREE month of rent per year of term**
- **Short-term leases also available**

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

For more information and inspection please contact:

**BRAD MOFFATT**  
(205) 939 - 4440 Main  
(205) 314 - 5509 Direct  
bmoffatt@egsinc.com

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

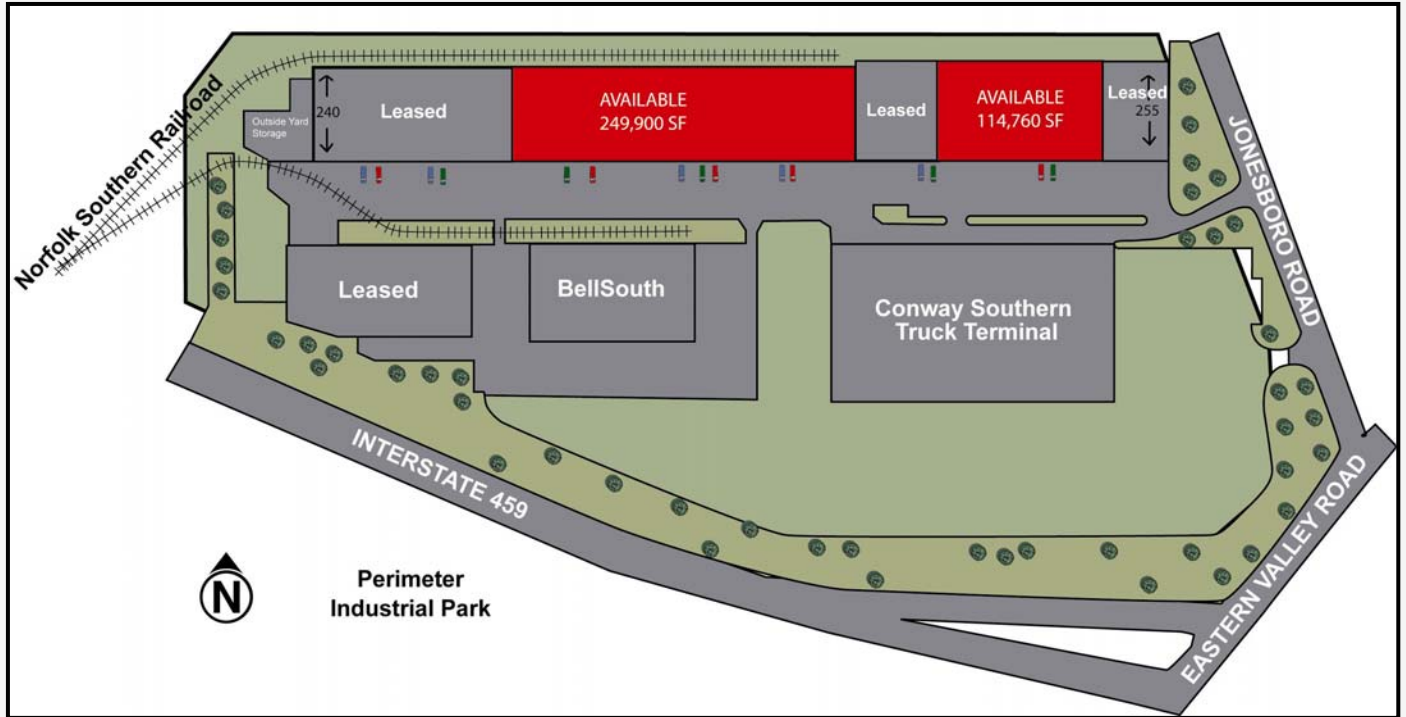
505 North 20th Street, Suite 700, Birmingham, AL 35203

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## SITE PLAN



\*Site plan is not to scale.

- Excellent distribution location
- Immediate access to I-459, 1.5 miles to I-20/59
- Interstate exposure from I-459
- Less than 20 miles from Vance, AL
- Located in Birmingham's fast growing Southwestern industrial market
- Additional trailer parking available



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