

INDUSTRIAL FOR SUBLEASE

SHELBY COMMERCE PARK

3400 US Highway 31
Calera, Alabama 35040

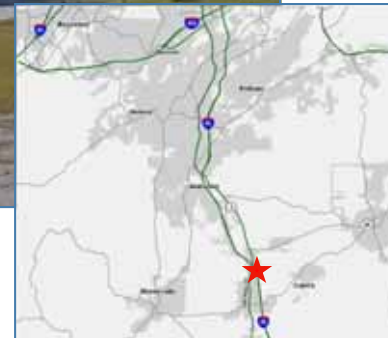
CLASS A DISTRIBUTION SPACE



BUILDING FEATURES

- 200,000 square feet
- 25,000 square foot bays
- 32' clear
- 22 dock-high doors & 1 drive-in door
- Less than 1.5 miles from I-65 on US Highway 31
- Metal halide lighting and ESFR sprinkler
- 180' truck court and trailer parking
- No occupational tax in Calera, Shelby County
- Space can be divided; flexible lease terms

LEASE RATE	\$3.65 psf
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FOR MORE INFORMATION, PLEASE CONTACT:

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