

## INDUSTRIAL FOR LEASE

# SHELBY WEST DISTRIBUTION CENTER

1840 Corporate Woods Drive  
Alabaster, Alabama 35007

## 33,750 SF CLASS "A" WAREHOUSE SPACE



<b>BUILDING</b>	250,000 sf
<b>AVAILABLE SPACE</b>	33,750 sf
<b>BAY SIZE</b>	16,875 sf
<b>LOADING</b>	Seven (7) dock-high doors
<b>CEILING HEIGHT</b>	30' clear height
<b>COLUMN SPACING</b>	54' x 43' 54' x 52' 2 docks for staging
<b>SPRINKLER SYSTEM</b>	ESFR
<b>LEASE RATE</b>	\$3.95 psf (NNN)

### BUILDING FEATURES

- 1 FREE month of rent per year of term\*
- Located in Shelby West Corporate Park, near the Shelby County Airport
- Interstate visibility from I-65 and less than two miles from Exit 234 interchange

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

### FOR MORE INFORMATION, PLEASE CONTACT:

#### Brad Moffatt

Vice President - Industrial  
(205) 314-5509  
fbmoffatt@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)

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. 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.



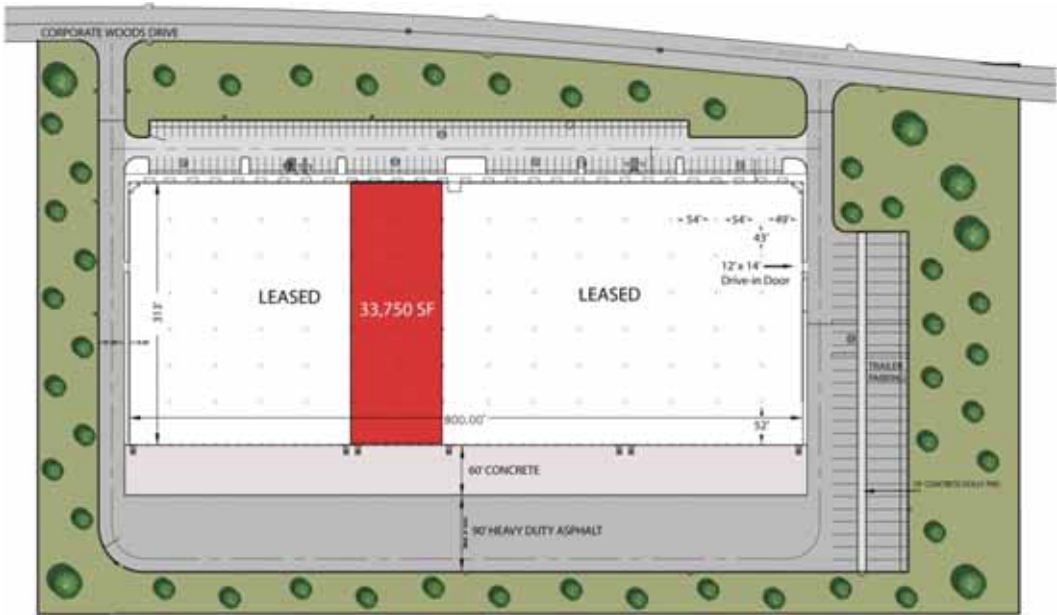


# SHELBY WEST DISTRIBUTION CENTER

1840 Corporate Woods Drive  
Alabaster, Alabama 35007

## INDUSTRIAL FOR LEASE

## 33,750 SF CLASS "A" WAREHOUSE SPACE



### ADDITIONAL FEATURES

- Warehouse ventilation of three air changes per hour.
- Lighted dock canopy over dock doors
- 150' concrete and asphalt truck court
- Additional trailer parking on site
- Concrete tilt-wall construction

### FOR MORE INFORMATION, PLEASE CONTACT:

**Brad Moffatt**

Vice President - Industrial

(205) 314-5509

[fbmoffatt@egsinc.com](mailto:fbmoffatt@egsinc.com)

**Stuart Brock**

Leasing & Brokerage

(205) 314-5561

[sbrock@egsinc.com](mailto: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)

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. 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.

