

FOR SALE/LEASE

58,310 SF OFFICE/WAREHOUSE

1130 RAIMUND MUSCODA ROAD—BESSEMER, AL



FEATURES

Building Size: 58,310 sf
Including 2,300 sf of class A office

Land Size: 8.9 acres

Construction: Insulated Metal

Ceiling Height: 16' to 18' clear

Loading: Drive-in doors
Owner will add dock doors

Lighting: Metal Halide

Year Built: 1990, addition in 1995

Zoned: M-2, Heavy Industrial

Ventilation: (8) 48" exhaust fans

Electrical: 1200 amps, 3 phase

Remarks:

- Large yard for outside storage
- Building is in excellent condition
- Located in Mountainview Industrial Park and Highway 150, only 1/4 mile from Lakeshore Extension.

REDUCED PRICE:

\$1,195,000

LEASE PRICE: \$2.50 PSF

Information deemed reliable,
but not guaranteed.



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