

FOR LEASE

FREESTANDING OFFICE/WAREHOUSE BUILDINGS ACADEMY BUSINESS PARK



**5621 Shirley Park Drive
Bessemer, Alabama 35022**

FEATURES

- (1) 10,000 sf office/warehouse facility available for lease
- Located less than 1/2 mile from I-59/20, Exits 108 & 110
- Quality construction
- ± 1 acre lot allows for outside storage
- Located in Academy Business Park, a 126,200 sf office/warehouse development, enabling expansion and flexibility

BUILDING SPECIFICATIONS

- 2,400 sf of office finish
- 22' eave height, 28' peak
- Dock high and grade level doors
- Gas fired forced air heat
- 8' plywood sheeting along warehouse perimeter
- 200 amp, 3-phase electrical service
- Concrete truck apron
- High bay metal halide lighting

▶ See Site Plan on Reverse Side

Information deemed reliable, but not guaranteed.



▶ **AVAILABLE: 10,000 sf**

▶ **LEASE RATE: \$6.95 psf**



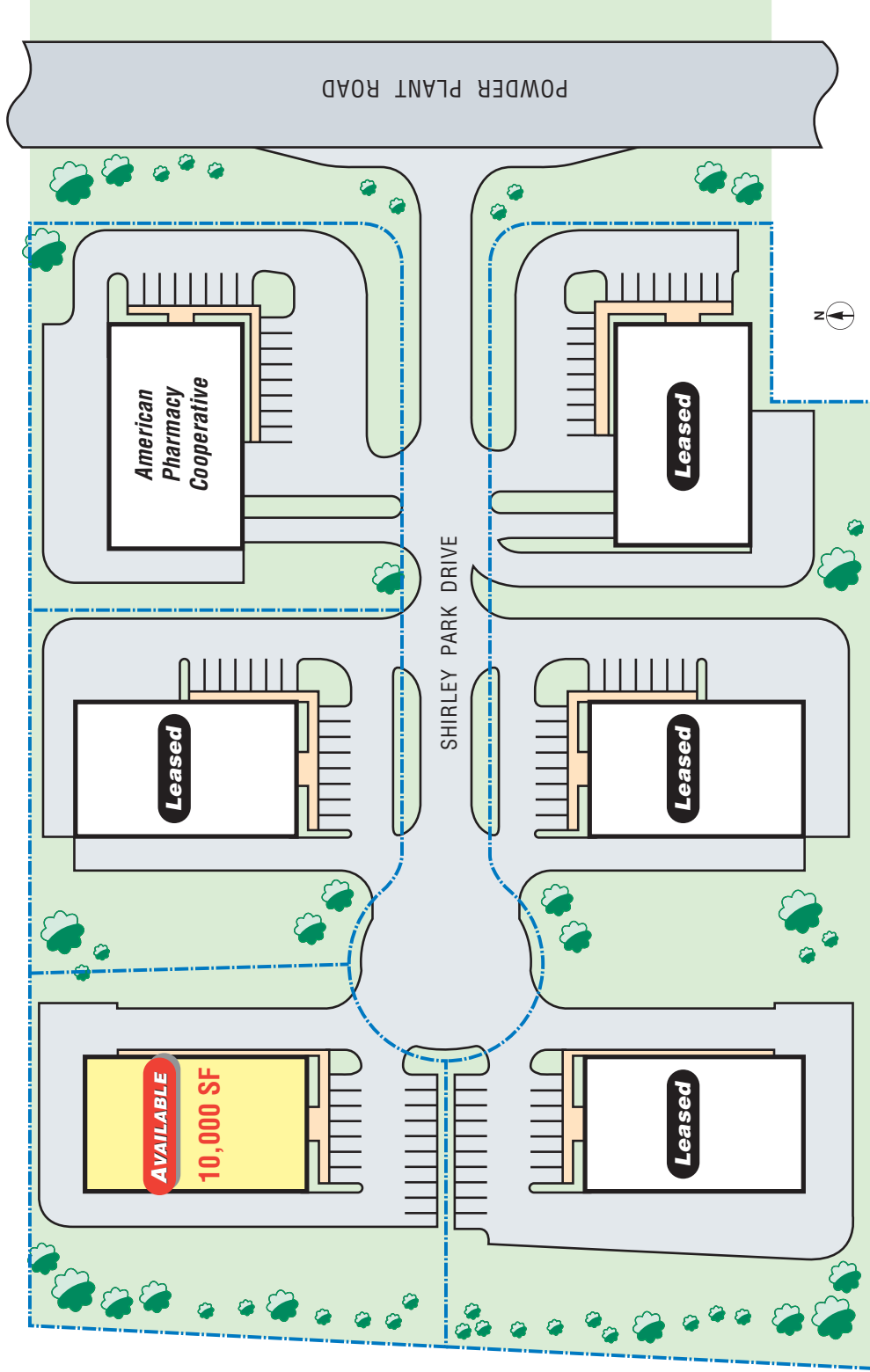
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SITE PLAN



Site plan is a partial rendering of total business park.



Graham & Co

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