

FOR LEASE

57,600 SF NEW WAREHOUSE FACILITY ACADEMY BUSINESS PARK



900 Powder Plant Road • Bessemer, AL 35022

BUILDING SPECIFICATIONS

- 57,600 sf total, 480' wide x 120' deep
(14,400 sf available)
- Located in Academy Business Park, a 126,200 sf office/warehouse development, enabling expansion and flexibility
- Rear dock high loading
(2) 9'x10' doors per bay
- 12' Masonry wall, metal panel above
- Ceiling height: 24'-30'
- 120' Truck court, 55' concrete apron
- Additional truck parking space available
- ESFR sprinkler system
- Space can be subdivided
- Clear span building (no interior columns)
- Located less than one mile from I-20/59, Exits 108 & 110
- Built in 2006

▶ **AVAILABLE: 14,400 sf**

▶ **LEASE RATE: \$6.25 psf**



Information deemed reliable, but not guaranteed.

▶ **See Site Plan on Reverse Side**



Graham & Co

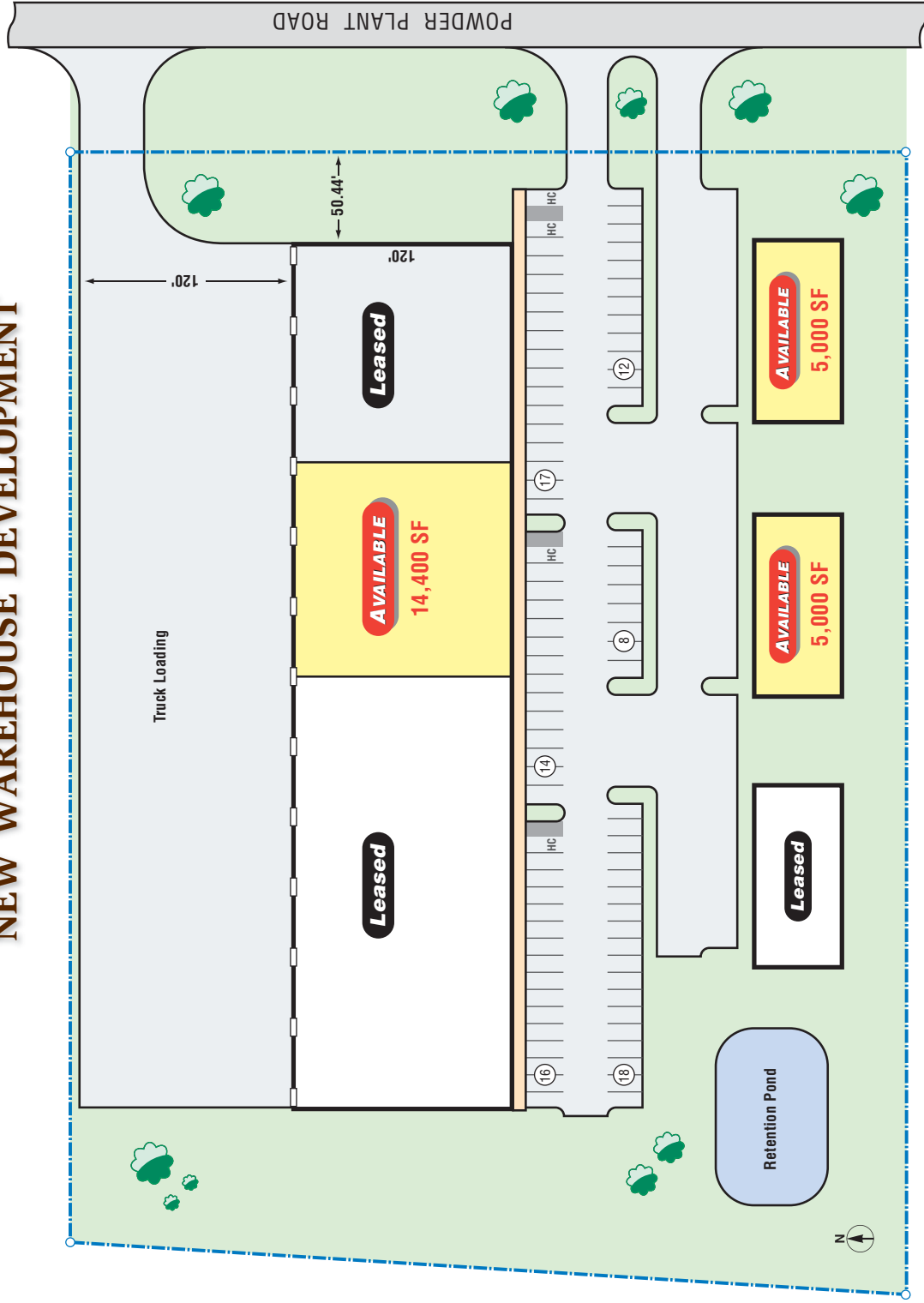
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ACADEMY BUSINESS PARK NEW WAREHOUSE DEVELOPMENT

SITE PLAN



Site plan is a partial rendering of total business park.



Contact: Jack Brown, SIOR
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