

FOR LEASE

FREESTANDING OFFICE/WAREHOUSE BUILDINGS ACADEMY BUSINESS PARK



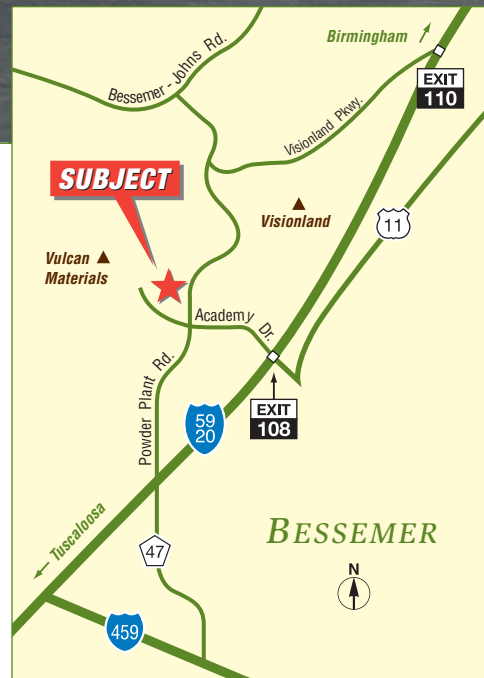
**910 Powder Plant Road
Bessemer, Alabama 35022**

FEATURES

- (2) 5,000 sf office/warehouse buildings available for lease
- Located less than 1/2 mile from I-59/20, Exits 108 & 110
- New development built in 2006, quality construction
- Small outside concrete storage yard
- Located in Academy Business Park, a 126,200 sf office/warehouse development, enabling expansion and flexibility

BUILDING SPECIFICATIONS

- 1,100 sf of class "A" office finish
- 20' eave height, 22' peak
- Dock high & grade level doors
- Gas-fired forced-air heat
- 8' plywood sheeting along warehouse perimeter
- 200 amp, 3-phase electrical services
- High bay metal halide lighting



► **AVAILABLE: (2) 5,000 sf Buildings**

► **LEASE RATE: \$8.95 psf**

► See Site Plan on Reverse Side

Information deemed reliable, but not guaranteed.



Graham & Co

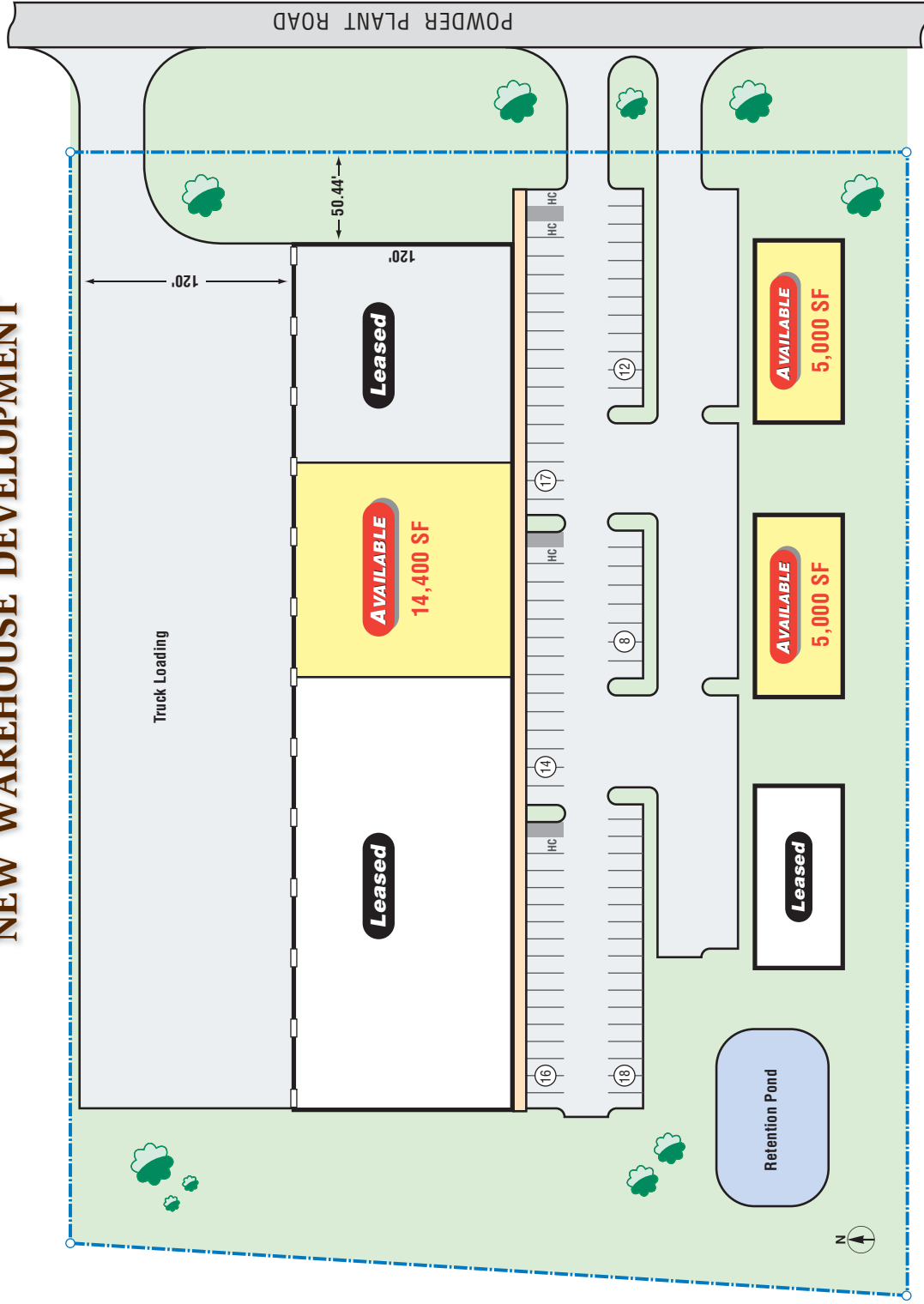
Exclusive Agent:
Jack Brown, SIOR
205/871-7100

110 Office Park Drive, Suite 200
Birmingham, Alabama 35223
Fax: 205/871-3331
jackb@grahamcompany.com

FOR LEASE

ACADEMY BUSINESS PARK NEW WAREHOUSE DEVELOPMENT

SITE PLAN



Site plan is a partial rendering of total business park.



Contact: Jack Brown, SIOR
205/871-7100



Information deemed reliable, but not guaranteed.