

Parkwest Corporate Center

3867 Pine Lane and 5551 Parkwest Drive
Bessemer, Alabama 35022
Jefferson County

For Lease **INDUSTRIAL**

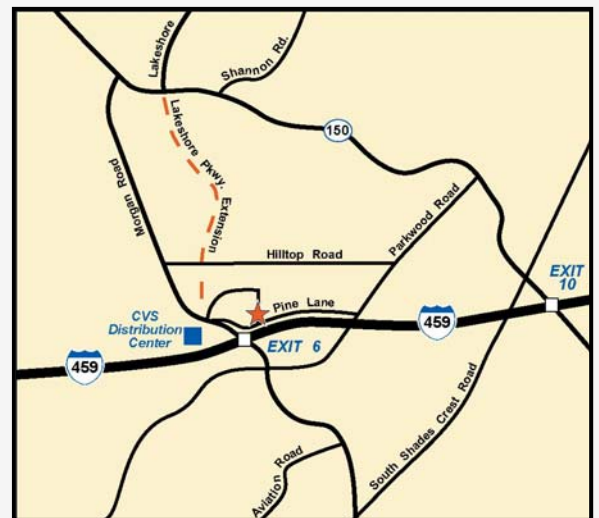


FEATURES:

- Parkwest Corporate Center includes three office/warehouse buildings totaling 210,174 square feet
- Buildings 1 & 2 were constructed in 1990, with building 3 completed in 2008
- Located adjacent to I-459 and Greenwood Exchange Industrial Park
- Excellent interstate visibility and access via Morgan Road
- Class A, light industrial park with separate customer/employee parking and warehouse loading

For more information and inspection please contact:

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505 North 20th Street, Suite 700, Birmingham, AL 35203

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AERIAL



AVAILABLE SPACE

<u>BUILDING</u>	<u>SUITE</u>	<u>SQUARE FEET</u>	<u>OFFICE</u>	<u>RATE*</u>	<u>HEIGHT</u>	<u>COMMENTS</u>
1	121	7,590 sf	B-T-S	\$6.50 psf	22'	+-1,000 sf mezzanine
1	141	22,890 sf	4,000 sf	\$6.35 psf	22'	Air conditioned warehouse
3	Building	16,200-81,075 sf	B-T-S	\$5.95-\$6.35 psf	24'	1 st generation space

* Rate is net of real estate taxes, insurance and common area maintenance.

Parkwest Corporate Center is one of metropolitan Birmingham's premier business parks. The development offers a heavily landscaped setting, abundant parking and rear warehouse loading. Parkwest Corporate Center offers light industrial users a corporate atmosphere with state-of-the-art distribution and warehousing features. Located next to Greenwood Exchange Industrial Park, the area is home to Corporate Express, CVS Distribution, Cintas, Cadbury Schweppes, Infinity Insurance, Ryder Logistics, CTDI and Webster Veterinary Supply.

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