

# SHOWROOM/WAREHOUSE FOR SALE

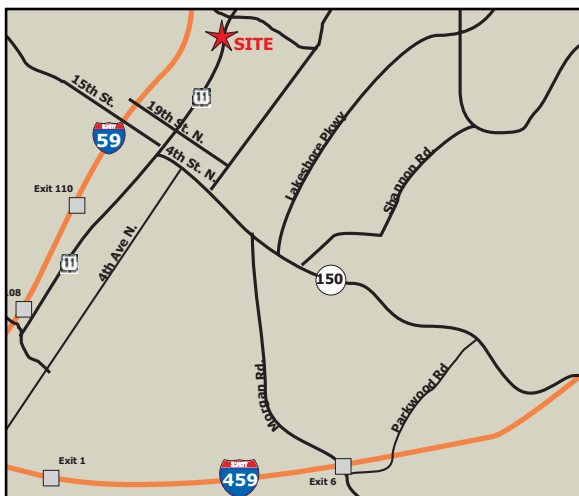


Commercial Real Estate Specialists

Southpace Properties, Inc.  
300 N. 21st Street, Suite 900 | Birmingham, AL  
205.326.2222 | www.southpace.com

## Tracker Marine Boating Center

3800 Bessemer Super Highway, Bessemer, Alabama 35020



### PROPERTY FEATURES:

• **Site Size:** 7.55 acres

#### • **Building 1:**

28,000 total square feet  
15,400 square feet of warehouse  
(7) 12' x 14' drive in loading doors  
(1) 14' x 18' drive in loading door  
20' eave height

12,600 square feet of retail/office area

3,000 square foot mezzanine located in the warehouse

#### • **Other Property Features:**

22' x 120' metal canopy  
Zoned C-4, City of Bessemer

#### **Building 2:**

7,000 total square feet  
(1) 14' x 18' drive in loading door  
20' eave height

**Asking Price: ~~\$1,299,000~~ \$999,000.00**

For more information contact:  
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