

FOR SALE

7315 +/- OFFICE WAREHOUSE



**1811 McCAIN PARKWAY
PELHAM, AL 35124**

SPECIAL FEATURES:

- ONLY .6 MILES FROM I-65, EXIT 242, PELHAM
- 4 DRIVE IN DOORS
- CENTRAL HVAC WITH AN ADDITIONAL 4 UNITS TO HEAT AND COOL WAREHOUSE
- CENTRALLY LOCATED IN SHELBY COUNTY

RealtySouthTM
COMMERCIAL SALES & LEASING

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All information herein from sources deemed reliable; however, purchaser should verify all information. RealtySouth and or it's agents are not responsible for any errors and/or omissions, change of price or terms, prior sale or lease, or withdrawal without notice

FOR SALE

7315 Sq. Ft. +/- OFFICE/WAREHOUSE

**1811 McCAIN PARKWAY
PELHAM, AL 35124**

SALES PRICE: \$435,000.

BUILDING:

- **OFFICE: 1892 SQ. FT. +/-**
 - **CENTRAL HVAC**
 - **5 OFFICES, 2 RESTROOMS, RECEPTION AREA, BREAK ROOM**
 - **BUILT IN 1992**

- **WAREHOUSE : 5423 SQ. FT. +/-**
 - **20-22 FT. EAVES**
 - **14' X 14' DRIVE IN DOORS**

LOT: .87 +/- ACRES

ZONED: M-2

UTILITIES AVAILABLE: ELECTRICITY, WATER, BUILDING PRESENTLY ON SEPTIC TANK

P.I.D.: 13-7-25-1-001-001.004

DIRECTIONS: FROM BIRMINGHAM TAKE I-65 SOUTH TO EXIT 242 AND MAKE A LEFT ONTO Co. RD 52. GO .1 MILES AND TAKE A RIGHT ONTO McCAIN PARKWAY. DRIVE .5 MILES AND DRIVEWAY TO PROPERTY WILL BE ON THE LEFT.



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